

Montgomery Village News

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November 3, 2017

www.montgomeryvillage.com



photo by Tara O'Shea

Board approves 2018 budget, sets assessment rates

by Mike Conroy

At its October 26 meeting, the Montgomery Village Foundation (MVF) Board of Directors approved the 2018 Operating Budget, which includes a \$1.15/month increase in the Designated User (DU) assessment and no increase in the MVF Fund. 2018 rates are \$21.04/month for the MVF assessment and \$35.57/month for the DU assessment.

The MVF Fund was proposed to increase \$.55/month; however, after review of year-to-date (YTD) financials and careful consideration of risks for the remainder of the year,

Executive Vice President (EVP) Dave Humpton and CFO Greg Snellings believe that 2017 will end favorably, without the need for the majority of the subsidy from Undesignated Reserves. Thus the savings from 2017 is available for use in 2018, eliminating the increase in the MVF Fund.

Assessment rate notices will be mailed in November, and coupon books will be mailed to residents in December. Property owners who do not receive coupon books by Sunday, Dec. 31 should call 301-948-0110 for replacement coupons.

Village kids and parents had a great time at Halloween Hoopla on Friday, October 27. Costumed participants enjoyed games and activities, a fortune teller and snacks. See page 19 for the results of the costume contest and "Guess the Candy Corn" contest, along with fun photos from the evening.

"What's Your Story?" campaign kicks off

by Mike Conroy

Earlier this year, the Montgomery Village Foundation (MVF) Board of Directors approved a new marketing campaign, "What's Your Story?" to highlight residents, their accomplishments and investment in the Village. This campaign aims to connect residents and showcase the caliber of people we call our neighbors, through the use of digital content, videos and social media.

After months of prep and planning, the first in the video series "What's Your Story?" is now available to view online at www.montgomeryvillage.com! In this initial interview, we put the spotlight on two long-time Village residents, Dick and Te-

resa Wright, who, over the last 46 years, have embraced every aspect of living in a planned community, and have been involved in community service the entire time. The Wrights detail how and why they came to find Montgomery Village, why they became so involved in the community, raising a family in the Village, and their hopes for the future of the community, among other fun anecdotes.

This new venture will identify and promote residents with a story to tell—their successes and achievements, and why they enjoy living in Mont-

See *BRANDING* page 10

Holiday Craft Bazaar

Saturday, Nov. 4
9 a.m. to 2 p.m.
Lake Marion Community Center
8821 East Village Avenue



Public Safety Meeting

The Montgomery County 6th District Police invite residents to attend a Public Safety Meeting at 7 p.m. on Monday, Nov. 6 at Lake Marion Community Center, 8821 East Village Avenue.

Officers from the 6th District will discuss recent crime trends and tips and answer questions from the audience.

LOOK INSIDE

2018 MVF Board Call for Candidates



See page 5

Creative Discovery kids get to gardening and play Halloween games

See page 19

The 2017 White House Christmas Ornament



See page 7

Contents

Architectural Standards	12
At Your Leisure	18
Classifieds	26
Community Service	11
Homes Corporations.....	13
Homes Corporation Call for Candidates.....	15
Middle Village Voice.....	13
Northgate News	16
North Village View.....	16
Patton Ridge Report	13
South Village Scenes.....	15
Stedwick Signals.....	14
Whetstone Watch.....	14
In the News.....	5
Kids Page	22
MVF Board Motions.....	3
MVF Meeting Agendas	2
MV Seniors.....	23
Neighborhood Noteboard	2
President's Message	3
Professional Directory	25
Real Estate.....	27
Recreation	19
School News.....	16
Services Around Town	24



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MVF MEETING AGENDAS

COMMERCIAL ARCHITECTURAL REVIEW COMMITTEE

The Commercial Architectural Review Committee (CARC) meeting is scheduled for 9:15 a.m. on Friday, Dec. 1 in the North Creek Board Room, 20125 Arrowhead Road.

PERSONNEL COMMITTEE

The MVF Personnel Committee meeting is scheduled for 7 p.m. on Monday, Nov. 13 at the MVF Office, 10120 Apple Ridge Road.

Note: All meeting agendas listed in this section are current as of the deadline date for this publication. The listings do not include every agenda item. This information is also available on the MVF website at www.montgomeryvillage.com.

MONTGOMERY VILLAGE

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with the Village



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complete the Milestones form online
at www.montgomeryvillage.com.

Village News

NEIGHBORHOOD NOTEBOARD

CENTER COURT CONDOMINIUM

The Center Court Condominium meeting is scheduled for 7:30 p.m. on Tuesday, Nov. 28 at the Heron's Cove office, 19101 Mills Choice Road.

EASTGATE

The Eastgate Homes Corporation meeting is scheduled for 7:30 p.m. on Tuesday, Nov. 14 at the Lake Marion Community Center, 8821 East Village Avenue.

EAST VILLAGE

The East Village Homes Corporation meeting is scheduled for 7:30 p.m. on Tuesday, Nov. 21 at the Lake Marion Community Center, 8821 East Village Avenue.

HORIZON RUN CONDOMINIUM

The Horizon Run Condominium meeting is scheduled for 7:30 p.m. on Monday, Nov. 27 in the North Creek Board Room, 20125 Arrowhead Road.

MARYLAND PLACE

The Maryland Place Homes Corporation meeting is scheduled for 7 p.m. on Wednesday, Nov. 15 at the Whetstone Community Center, 19140 Brooke Grove Court.

MIDDLE VILLAGE

The Middle Village Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Nov. 28 in the Thomas Choice Party Room, 19401 Brassie Place.

NORMANDIE ON THE LAKE I CONDOMINIUM

The Normandie on the Lake I (NOLI) Condominium meeting is scheduled for 7 p.m. on Wednesday, Nov. 15 at the NOLI Office, 18701 Walkers Choice Road.

NORTHGATE

The Northgate Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Nov. 14 in the North Creek Board Room, 20125 Arrowhead Road.

NORTH VILLAGE

The North Village Homes Corporation meeting is scheduled for 7 p.m. on Thursday, Nov. 16 in the North Creek Board Room, 20125 Arrowhead Road.

PARK PLACE I CONDOMINIUM

The Park Place I Condominium meeting is scheduled for 7 p.m. on Thursday, Nov. 9 at the Gaithersburg Library, 18330 Montgomery Village Avenue.

PARK PLACE II CONDOMINIUM

The Park Place II Condominium meeting is scheduled for 7 p.m. on Wednesday, Nov. 8 at the MVF Office, 10120 Apple Ridge Road.

PATTON RIDGE

The Patton Ridge Homes Corporation meeting is scheduled for 7 p.m. on Tuesday, Nov. 14 in the MVF Office, 10120 Apple Ridge Road.

STEDWICK

The Stedwick Homes Corporation meeting is scheduled for 7:30 p.m. on Wednesday, Nov. 15 at the Stedwick Community Center, 10401 Stedwick Road.

THOMAS CHOICE CONDOMINIUM

The Thomas Choice Condominium meeting is scheduled for 7 p.m. on Monday, Nov. 13 in the North Creek Board Room, 20125 Arrowhead Road.

THOMAS CHOICE GARDENS CONDOMINIUM

The Thomas Choice Gardens Condominium meeting is scheduled for 6:30 p.m. on Tuesday, Nov. 14 in the Thomas Choice Party Room, 19401 Brassie Place.

WHETSTONE

The Whetstone Homes Corporation meeting is scheduled for 7:30 p.m. on Thursday, Nov. 9 in the North Creek Board Room, 20125 Arrowhead Road.

**DAYLIGHT
SAVING TIME
ENDS**

Sunday, November 5

**REMEMBER TO TURN YOUR CLOCKS BACK 1 HOUR
BEFORE YOU GO TO BED SATURDAY NIGHT!**

Copy & Ad
DEADLINES

COPY:

E-MAILED OR ON DISK DUE:*

MONDAY, NOV. 13 AT 5 P.M.

**preferred method of receipt*

MAILED, FAXED OR TYPED DUE:

FRIDAY, NOV. 10 AT 5 P.M.

Attention writers:

Copy is gratefully accepted electronically!

E-mail text to: mvnews@mvf.org.

E-mail classifieds to classifieds@mvf.org.

See page 3 for more on how to contact us.

Submissions received after the deadline will not be published in that edition.

• NEXT
ISSUE

Friday, Nov. 17

DISPLAY ADS:

DUE:

FRIDAY, NOV. 10 AT 5 P.M.

stay connected



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Montgomery Village News

Serving the residents of Montgomery Village

The Montgomery Village News is the official newsletter of the Montgomery Village Foundation, Inc., and its Board of Directors. Its purpose is to disseminate news and information in accordance with the Editorial Policy of the Foundation.

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301-948-0110, press 5

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The MVF Office, 10120 Apple Ridge Road, is open Monday - Friday from 8:30 a.m. to 5 p.m.

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24-HOUR MVF

EMERGENCY PHONE:

301-576-1204

800-215-1784

Articles appearing in the *Montgomery Village News* are presented as a community service. They do not necessarily represent the views of the Montgomery Village Foundation.

The advertisements in the *Montgomery Village News* are not intended to be an endorsement by the Montgomery Village Foundation of any business or individual.



MVF Board of Directors

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 Pete Young

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 Glenn Gargan

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Directors
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 John Driscoll
 Scott Dyer
 Laura Franke
 Tammy Holloway
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 Peter Webb

Executive Vice President
 David Humpton

PRESIDENT'S MESSAGE

Evolve



by Pete Young
 MVF President

I recently had the opportunity to testify on behalf of the MVF Board before the county council on two separate occasions, regarding two separate topics. One session was to hear testimony from the community relating to short-term rentals—more commonly known as Airbnb—and how best to manage them in Montgomery County. The second occasion was to provide testimony regarding a proposed council resolution regarding planning for new development in the upcounty, and not allowing the Planning Board to count M-83 capacity in their approvals.

The short-term rental topic was quite well attended, with many residents providing testimony. At the heart of this issue is how to best manage the effects of this new “sharing economy” on existing communities, including the balance of embracing new ways for residents to earn additional income while not creating significant negative effects on communities. While this is not as big of an issue for Montgomery Village as it is for those communities down county, I provided testimony highlighting our concerns about parking impacts in our denser neighborhoods, emergency notification procedures and licensing enforcement.

The second hearing related to a proposed council resolution that would direct the Planning Board not to consider

capacity from M-83 (the proposed new extended highway from MidCounty Highway to Clarksburg) for any new development applications in the upcounty area; this hearing was also well attended. I provided testimony supporting this resolution, as the MVF Board Transportation Priorities do not support the construction of this road. In addition to the current lack of any funding for this road (none in the county’s CIP), and the lack of support for M-83 by the county executive and many council members, it is unfair to any new developments in the upcounty to count on this road capacity as part of their approvals. This may limit some new development to our north, but until there are transportation capacity solutions in place, this is a wise move.

I relay these recent events to highlight how the Village—and the county around us—is changing rapidly. We have seen this coming and have carefully laid plans over the past decade to prepare for these changes. What is critical in my mind is to understand these changes, and have our community evolve; we cannot ignore what is happening around us. There are so many changes happening in our community, economy, county and region. In order to thrive in the future we must embrace the new world and evolve our community, policies, priorities and advocacy. The MVF Board will continue to carefully monitor what is happening and provide the advocacy on behalf of Village residents to ensure our needs and desires are understood.

As always, I invite you to get involved, share your talents and thoughts with us, and help Montgomery Village stay the amazing community it has been all these years. I welcome your feedback; please e-mail me at peter@youngspa.com.

Cheers,
 Pete

Schedule For 2018 MVF Budget Process

NOVEMBER 2017

Notify owners of 2018 assessments

DECEMBER 2017

2018 assessment coupons mailed



ADVERTISE

IN THE VILLAGE NEWS

Call 240-243-2359

MVF BOARD MOTIONS

MVF BOARD OF DIRECTORS

MOTION LIST

October 26, 2017

1. Mr. Gargan moved to approve the minutes of the regular meeting held August 24, 2017 as presented. The motion was seconded and passed (6-0-2); Ms. Bort and Mr. Driscoll abstained.
2. Mr. Gargan moved to approve the minutes of the regular meeting held September 28, 2017 as presented. The motion was seconded and passed unanimously.
3. Mr. Dyer moved to accept the Action List as presented. The motion was seconded and passed unanimously.
4. Mr. Gargan moved to approve the 2018 Budget and 5-Year Plan with the MVF Fund assessment remaining the same at \$21.03 per unit per month for 2018 and the Designated User Fund assessment increasing \$1.15 to \$35.57 per unit per month. The motion was seconded and passed unanimously.
5. Mr. Dyer moved that the annual assessment rates for calendar year 2018 be established, per private dwelling unit, as \$252.36 for the MVF Fund, \$426.84 for Designated Users, and \$124.20 for Poplar Spring according to the approved 2018 MVF Budget and the assessment shall be paid and collected in accordance with the terms of the Collection Policy of Montgomery Village Foundation and the Homes Corporations managed by Montgomery Village Foundation, adopted by the MVF Board of Directors. The motion was seconded and passed unanimously.
6. Mr. Driscoll moved that the annual assessment rate for calendar year 2018 be established, per private dwelling unit, as \$252.36 according to the approved 2018 MVF Budget and that said assessment shall be paid and collected in accordance with the terms of the Montgomery Village Foundation Collection Policy for Condominium Associations and Multi-Family Properties, adopted by the MVF Board of Directors. The motion was seconded and passed unanimously.
7. Ms. Franke moved that the annual assessment rate for calendar year 2018 be established, per private dwelling unit, as \$126.18 according to the approved 2018 MVF Budget and that said assessment shall be paid and collected in accordance with the terms of the Montgomery Village Foundation Collection Policy for Condominium Associations and Multi-Family Properties, adopted by the MVF Board of Directors. The motion was seconded and passed unanimously.
8. Ms. Bort moved to approve the Audit Committee's recommended changes to the Operating Disbursement Policy. The motion was seconded and passed unanimously.
9. Mr. Gargan moved to approve the Audit Committee's recommended changes to the Reserve Disbursement Policy. The motion was seconded and passed unanimously.
10. Mr. Dyer moved to approve the Audit Committee's recommended changes to the Assessment Collections Policy. The motion was seconded and passed unanimously.
11. Mr. Driscoll moved to approve the Audit Committee's recommended changes to the Asset Capitalization Policy. The motion was seconded and passed unanimously.
12. Mr. Driscoll moved to authorize the EVP to negotiate and execute a contract with Capital Office Solutions in the amount of \$60,312, allowing for an additional 20% (\$14,222.40) if needed to allow for any variance in the actual document scan count and any unforeseen expenses, for a total of \$74,534.40. The motion was seconded and passed unanimously.
13. Mr. Webb moved to authorize the EVP to negotiate and execute a contract with Commercial Recreation/Little Tike for \$143,996.02, which includes two additional benches (\$1,390) and allows for an additional 10% (\$14,399.60) if needed for unforeseen expenses, for a total of \$158,395.62. The motion was seconded and passed unanimously.
14. Mr. Dyer moved to reaffirm the email vote of the Board of Directors authorizing the EVP to negotiate and execute a letter of intent and a Purchase Option Agreement (for conservation easement rights) for each of these two proposed projects with Ecotone, Inc., and to sign any other needed easement documents related to the projects if awarded. The motion was seconded and passed (7-1); Ms. Holloway was opposed.
15. Mr. Dyer moved to accept the committee reports. The motion was seconded and passed unanimously.
16. Mr. Gargan moved to adjourn the regular meeting at 8:12 p.m. pursuant to Section 11B Real Property, of the Annotated Code of Maryland (Maryland Homeowners Association Act) to go into closed session for (iv) Consultation with staff, personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters. The motion was seconded and passed unanimously.

KEY:					
BMP	Bowie Music Pavilion (See South Valley Park)	NCCR	North Creek Board Room, 20125 Arrowhead Rd.	TCPR.....	Thomas Choice Party Room, 19401 Brassie Pl.
CTS	Christ the Servant Lutheran Church, 9801 Centerway Rd.	NCCC	North Creek Community Center, 20125 Arrowhead Rd.	WCC	Whetstone Community Center, 19140 Brooke Grove Ct.
LMCC	Lake Marion Community Center, 8821 East Village Ave.	SCC	Stedwick Community Center, 10401 Stedwick Rd.	WHPR.....	Walker House Party Room, 18700 Walkers Choice Rd.
MVF Office.....	10120 Apple Ridge Rd.	SVP	South Valley Park, 19003 Watkins Mill Rd.		

All facilities are handicap accessible. All information tentative and subject to change

1. The *Montgomery Village News* Letters to the Editor section is a community forum for Montgomery Village residents and/or property owners. In addition, at the Editor's discretion, the *Montgomery Village News* may print letters of appropriate interest to residents from others, including representatives of local schools, governments and businesses. Campaign letters are prohibited, except for Montgomery Village Foundation and Village homes corporation elections. The views expressed in the Letters to the Editor section are those of the authors of the letters and not necessarily those of the Montgomery Village Foundation (MVF) or its Board of Directors.
2. The *Montgomery Village News* will make every effort to publish all letters received during the weeks prior to publication.
3. Typed letters and e-mail must be received no later than 5 p.m. on the Monday prior to publication and distribution, while handwritten letters must be received no later than noon on the Friday, one week prior to publication. When a holiday occurs on a deadline Monday, Letters to the Editor must be received no later than noon on the subsequent Tuesday prior to the Friday publication and distribution.
4. Letters must bear the writer's name, address and telephone number for verification purposes. The sole use of pen names, initials or the complete omission of a signature will eliminate a letter from consideration from publication. A request from the author to withhold the name or mark the letter anonymous will eliminate the letter from consideration.
5. All letters are subject to condensation or deferral to the next issue by the editor for space considerations, if absolutely necessary. Editor is to so indicate any condensations.
6. **All letters may not exceed 300 words. Longer letters will be eliminated from consideration for publication in the Village News. As time permits, the writers may be notified and given the opportunity to shorten the letter for future publication. Letters exceeding 300 words which meet all other criteria of this policy may be published on the MVF website.**
7. The *Village News* respects the privacy of individuals and residents; letters should not contain references to specific persons, except when endorsing candidates for MVF or Village homes corporation elections or referencing a previously published article with a byline.
8. Letters submitted by an author regarding the same topic must present new information or opinions; repetitive submissions and/or form letters submissions will only be printed once.
9. The Letters to the Editor section is not a forum for extensive debates; MVF encourages residents to use other avenues such as facebook and twitter for timely discussion.
10. All e-mail is subject to this policy. The e-mail subject line must read "Letter to the Editor."
 - All e-mail letters must include the writer's full name, address and telephone number for verification.
 - As with letters delivered to the MVF office in person or by the U.S. Postal Service, the *Montgomery Village News* will make every effort to publish all letters received prior to the publication deadline.
11. MVF retains the right to respond to letters to the editor addressing specific issues involving it in the form of editor's notes or other methods at its discretion and extends the same opportunities to homeowner or condominium association boards regarding letters specifically aimed at those boards.
12. The Director of Communications, in his/her sole discretion, reserves the right to withhold from publication of inflammatory, slanderous, libelous, or lewd material, or material which may be an invasion of privacy, material deemed in bad taste and inconsistent with *Montgomery Village News* editorial policy, or other language which opens MVF to potential legal liability, and limit the number of letters on a given subject when the number is so large it presents a problem.

E-mail letters to mvnnews@mvf.org

E-mail letters to mvnews@mrvf.org.

IN THE NEWS

2018 MVF Board of Directors Election

MVF ELECTION: CALL FOR CANDIDATES

Do you have an interest in community affairs? Would you like to help your hometown flourish or help shape the future of our community? Then consider service to the community on the Montgomery Village Foundation (MVF) Board of Directors!

In March, three candidates will be elected by the members (homeowners) of MVF to serve three-year terms on the nine member Board of Directors. The Board meets on the fourth Thursday of the month at the North Creek Community Center. These meetings are open to all residents for their ideas, input and support.

The Montgomery Village Foundation provides overall governance to the Village. It interacts with government agencies and oversees proposals for development or legislation affecting the Village. The MVF has two major responsibilities as outlined in its legal documents. First, the MVF has responsibility for management and maintenance of MVF owned properties. These include MVF's recreational areas and facilities such as parks, lakes, ponds, tennis courts and community centers.

Second, MVF, through the Architectural Review Board, provides guidelines and restrictions on architectural changes with the objective of helping to maintain Village property values.

WHO CAN RUN FOR THE BOARD?

All interested applicants who are owners or residents of residential property in Montgomery Village are welcome to apply. MVF urges residents to share their skills, views and energies by participating in Village governance. The Nominating Committee reviews all applications for nomination and considers applicants based on a number of factors including, but not limited to the following:

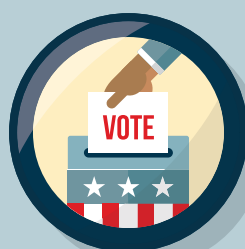
- Status as residential property owner or resident
- Length of residency in Montgomery Village
- Previous participation in community affairs
- Academic, professional, or practical experience in such areas as finance, engineering, administration or law, which would assist in the management of a community association
- Must be in good standing with MVF and not in sustained violation of any MVF architectural standard or rule, and current in assessments.
- 18 years of age or above

HOW DO I RUN FOR THE MVF BOARD?

It's easy. Candidates do not need to run an expensive political campaign to serve the community. Space is set aside in the *Village News* for candidate statements, along with photos, so Villagers can get to know the candidates and their views. Also, the MVF Election Committee sponsors a Candidates' Forum and two "Meet the Candidates" events where candidates can talk with Villagers one-on-one about issues of importance. Applicants are provided equal opportunities through the *Village News*, the Meet the Candidates events, and specially prepared Candidate Statements which are forwarded to all Village homeowners with their ballots.

THAT'S ALL THERE IS TO IT! LET'S HEAR FROM YOU!

You can find the application online at www.montgomeryvillage.com, or drop by the MVF Office, 10120 Apple Ridge Road, beginning Friday, Nov. 17, and pick up an application form and instructions. You can return your application by mail, fax, e-mail or bring it back to the MVF Office for forwarding to the MVF Nominating Committee. Nominations close at 5 p.m. on Friday, Jan. 5, 2018.



New residents invited to welcome reception

New residents are invited to attend an MVF-sponsored New Residents Welcome Reception from 7 to 8:30 p.m. on Thursday, Nov. 16, at North Creek Community Center, 20125 Arrowhead Road.

The Welcome Reception offers a chance to meet new neighbors and learn about local businesses, clubs, schools and organizations. Meet many state and county

elected officials at the reception.

MVF staff will be on hand to answer questions and provide information about living in a planned community.

Area services, businesses and schools will also be represented, and free refreshments will be served. For more information, call 240-243-2331.



Putting you first made us #1.

Jane W. Daza Ins Agency Inc.
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Hakimnas Espino

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IN THE NEWS

Financial matters top October MVF Board agenda

by Mike Conroy

At the October 26 Montgomery Village Foundation (MVF) Board of Directors meeting, the Board adopted the 2018 Budget, set the 2018 MVF and Designated User (DU) assessment rates and approved changes to a number of financial policies. Due to cost savings in 2017, the MVF fee will not increase for 2018; the DU fee will increase \$1.15/month as expected in the draft budget. The full adopted budget can be found online at www.montgomeryvillage.com.

The Audit Committee forwarded recommendations for changes to the Operating Disbursement, Reserve Disbursement, Assessment Collections and Asset Capitalization policies. All policies include minor language additions for clarification or addition of practices already in place by MVF staff. A "Definitions" section was added to the Reserve Disbursement Policy for consistency with the Operating Disbursement Policy, as well as clarification of the "Reserve Inventory" term. The Collection Policy added information regarding methods of payment and instructions for establishing direct debit payments. Finally, in the Asset Capitalization Policy, depreciation lives were adjusted to be consistent with the US tax depreciation, as well as increas-

ing the capitalization threshold from \$1,000 to \$5,000.

OTHER AGENDA ITEMS

The Board authorized Executive Vice President (EVP) Dave Humpton to negotiate and execute a contract with Capital Office Solutions for the scanning of homeowner files into MVF's electronic document management system, Treeno. Previously, a staff member has been dedicated to this project, but the Board noted at the annual retreat that allocating reserve funds to complete the project in a timelier manner was desirable. The contract is in the amount of \$60,312, with an additional 20% variance for any unforeseen expenses.

The EVP was also authorized to negotiate and execute a contract with Commercial Recreation/Little Tikes for the Apple Ridge Recreation Area inclusive playground. After previewing designs and gathering resident input, the Recreation Committee forwarded a recommendation to the Board to award the bid to Commercial Recreation. The chosen design incorporates all the elements the committee sought, as well as adjusted after the initial concepts. The contract is for \$143,996.02, with an additional 10% variance for any unforeseen expenses. The project will be funded by the

Capital Contribution Fee.

Finally, the Board reaffirmed an earlier e-mail vote for execution of a Purchase Option Agreement for conservation easement rights with Ecotone, Inc. for two separate stream channel restoration projects. These projects, if accepted by Montgomery County, would be of no cost to MVF, and in fact bring additional unexpected revenue. The Committee on the Environment and adjacent homes corporations were supportive of the potential projects.

PRESIDENT'S REMARKS

Board President Pete Young commented that although he was not able to attend this year's Great Pumpkin Race, he was informed that it was a spectacular event. Young thanked staff and residents for their preparation and participation, and noted he would be ready to compete again next year!

EVP REPORT

EVP Humpton shared a plaque given to MVF in recognition for their support of the Food for Schools program. He noted the program's success in helping those in our community who often don't have enough food for their families. Humpton also mentioned the upcoming development of a recreation strategic plan which

will incorporate Board, committee, staff and resident input, and be a major driver for future budget cycles.

Humpton discussed several legislative matters and recent passed county legislation that affects Montgomery Village. He said that Young had recently testified before the county council supporting a resolution that directed Planning Board staff not to consider M-83 capacity in any future development applications in the upcounty. Since there is no funding in the county CIP for M-83, and many councilmembers are against it, this makes sense; MVF's Transportation Priorities are in line with this sentiment.

There was also an update on the county's short-term rental bill. MVF sent many comments and concerns to the council regarding this bill, and the end result was language that reflected many of the HOA concerns, but made the rental model available to county residents. Finally, regarding small cell tower legislation, Humpton said that while the bill allowed for small cell towers to be placed on public streets, installation on HOA private streets would require both an HOA and utility easement, thus giving the HOAs better control over potential installations.

TREASURER'S REPORT

MVF Treasurer Bob Carey noted some financial highlights for the month of September and the year-to-date (YTD), saying that MVF remains in a strong financial position. He said that Revenue and Expenses continue to be favorable to the budget, mainly due to the continued success of investments, pool membership, camps and classes up; *Village News* advertising revenue remains unfavorable to the budget.

Carey also noted that Personnel and Operating costs were favorable to the budget for both the month and YTD. MVF continues to have a good hold on Cash and Investments, contributing to a solid financial position. Carey was proud to report that the Delinquency Rate has dropped to 6.7%, the lowest it has been since March 2007.

NEXT MEETING

Due to Thanksgiving, the next MVF Board of Directors meeting is scheduled for 7:30 p.m. on Thursday, Dec. 7 in the North Creek Board Room, 20125 Arrowhead Road. The meeting begins promptly at 7:30 p.m. with Residents Time. Residents are invited and encouraged to attend. The meeting agenda and information packet will be available online at www.montgomeryvillage.com the week of the meeting.

MVF Financial Reports - September 2017

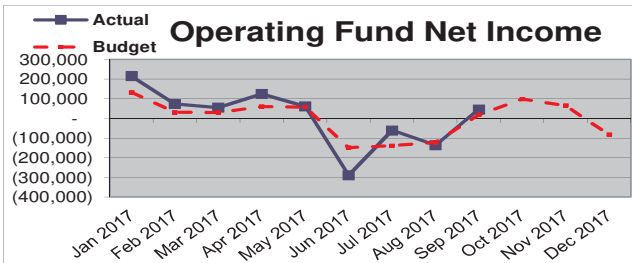
OPERATING FUND - STATEMENT OF INCOME & EXPENSE

	September 2017			YTD Sep 2017		
	Actual	Budget	Variance (Unfav)	Actual	Budget	Variance (Unfav)
Revenue:						
Assessments	518,290	518,251	38	4,664,543	4,664,261	281
Assessment Fees	4,308	517	3,791	143,714	140,956	2,758
Transfer Fees	3,450	1,755	1,695	29,850	26,034	3,816
Disclosure Fees	11,447	11,770	(323)	114,201	118,140	(3,939)
Advertising revenue	5,824	12,520	(6,696)	82,841	110,054	(27,213)
Pool Memberships/Rental Fees	4,245	2,179	2,065	105,144	82,678	22,466
Camps & Classes	34,430	20,691	13,739	240,037	225,044	14,993
Management Fees	64,583	65,934	(1,351)	596,775	593,403	3,372
Capital Contribution fee	12,197	7,800	4,397	119,118	95,593	23,526
Other Income	11,314	12,279	(965)	174,660	119,552	55,109
Total Revenue	670,086	653,696	16,389	6,270,883	6,175,715	95,168
Personnel Costs:						
Salaries & Wages	295,135	286,091	(9,043)	2,722,273	2,788,860	66,586
Payroll Taxes & Benefits	78,976	82,326	3,351	764,785	791,282	26,497
Personnel Costs	374,111	368,418	(5,693)	3,487,058	3,580,142	93,083
Business Expenses	10,134	13,999	3,865	133,352	161,096	27,744
Office Supplies	1,415	3,700	2,285	24,956	37,600	12,644
Program/Maint Supplies	3,933	6,850	2,917	125,564	106,300	(19,265)
Occupancy	30,712	32,053	1,341	243,094	260,870	17,776
Office Expenses/Svc Contracts	16,234	20,185	3,951	251,279	258,882	7,603
Equip Maintenance	2,136	3,100	964	19,799	29,900	10,101
Vehicle Expenses	1,699	1,867	168	15,183	17,350	2,167
Financial & Legal	4,595	8,983	4,389	80,128	92,374	12,245
Insurance	11,861	12,178	317	86,159	81,206	(4,953)
Printing	4,062	4,583	521	50,303	61,450	11,147
Landscape/Maintenance	59,248	50,937	(8,311)	565,620	591,041	25,421
Security	839	10,222	9,383	59,216	84,816	25,600
Other	1	-	(1)	(135)	-	135
Operating Costs	146,868	168,657	21,790	1,654,520	1,782,885	128,364
Contribution to Reserves	90,830	90,830	(0)	817,469	817,469	(0)
Contribution to CCF	12,197	7,800	(4,397)	119,118	95,593	(23,526)
Purchases of Assets	433	-	(433)	103,896	10,000	(93,896)
Other Equity Transfers	-	-	-	-	(30,000)	(30,000)
Reserve/capital	103,459	98,630	(4,830)	1,040,484	893,062	(147,422)
Operating Expenses	624,438	635,705	11,267	6,182,063	6,256,088	74,026
Excess/Deficit Revenue	45,648	17,991	27,656	88,820	(80,374)	169,194

MVF BALANCE SHEET

For the Period Ended September 30, 2017

	Current	Prior Year
ASSETS		
Cash & Cash equiv	953,071	2,435,987
Investments	6,203,518	5,788,399
Due from Reserves	1,429,141	134,373
Assessment Receivables	496,352	622,949
Other Receivables	76,851	87,004
Current Assets	9,158,933	9,068,712
Gross Fixed Assets	15,063,542	14,196,419
Accumulated Depreciation	(6,457,010)	(7,591,788)
Fixed Assets	8,606,532	6,604,630
Other Assets	55,532	52,095
Assets	17,820,997	15,725,437
LIABILITIES & EQUITY		
Due to Operating	1,429,141	134,373
Payables	268,860	380,525
Sunstream Cap Lease	118,192	123,387
Deferred Revenue Liab	496,566	473,602
Liabilities	2,312,758	1,111,888
Undesignated Reserves	2,521,279	2,372,820
Designated Reserves	12,986,956	12,240,725
Equity	15,508,235	14,613,545
Liabilities & Equity	17,820,997	15,725,437



For complete details and explanations, please refer to the Treasurer's Report in the MVF Board meeting packet which can be found online at www.montgomeryvillage.com.

IN THE NEWS

2017 White House Christmas ornaments now available

Once again, the Lake Marion Lasers swim team will be selling the White House Christmas Ornament as its annual fundraiser. For the past 18 years, Lake Marion has used this fundraiser to support the team's coaching staff and operational needs. Again, the Montgomery Village Foundation (MVF) has agreed to have the ornaments available for purchase at the MVF Office, 10120 Apple Ridge Road. Payment may be made by cash or check made out to the "Lake Marion Swim Team;" cost per ornament is \$20.

The Lasers are pleased that both the MVF and East Village Homes Corporation continue to jointly sponsor the sale of these collectible ornaments. Limited ornaments from past years will also be for sale.

A LITTLE HISTORY ABOUT THIS YEAR'S ORNAMENT

The official 2017 White House Christmas Ornament honors the administration of Franklin D. Roosevelt, who served as the 32nd president of the United States from 1933 to 1945, and his remarkable journey to restore the faith of the American people. The ornament is crafted from shiny brass plated with nickel and 24-karat gold.

The ornament was designed using elements unique to the life and legacy of President Roosevelt. The eagle cartouche emblazoned on the speaker's stand at President Roosevelt's first inauguration is the inspiration for the main element of the 2017 ornament. The two flags below have 48 stars each, representing the number of states in the union during Roosevelt's four terms. The shape of the ornament is reminiscent of the silhouette of a tabletop radio—similar to those many Americans had in their homes and used to listen to the president's reassuring fireside chats.

Roosevelt's beloved Fala is pictured on the back of the ornament, sitting next to a festive Christmas tree and presents. A white leaf motif accenting the ornament edges is based on exterior stone molding that adorning the White House north entrance. Four stars toward the top of the ornament represent Roosevelt's historic four terms as president and the chevron border recalls the design of a card case he carried while serving in office.



You are cordially invited to attend the

Montgomery Village Foundation

Welcome Reception

for new residents

Thursday, Nov. 16
7 to 8:30 p.m.
North Creek Community Center
20125 Arrowhead Road

R.S.V.P. by Monday, Nov. 13 to
mvnews@mvf.org or
240-243-2342

For more information, call
 240-243-2342 or visit
www.montgomeryvillage.com.



PARTICIPATING VENDORS

Ledo Pizza
 Subway
 MV Garden Club
 MV Community Band
 Women Who Care Ministries
 American Association of University Women
 Village Montessori School
 MV Kiwanis Club
 Suntrust
 SendOut Cards
 Kehilat Shalom
 Montgomery Village Foundation



IN THE NEWS

Staying Aware in the Village

The following is information taken from the Recent News Summaries of the Montgomery County Police Department. The report is not a complete listing of every incident.

ARMED ROBBERY

An armed robbery occurred in the area of Stedwick Road and Stedwick Drive in the early morning hours of October 14. The suspect displayed a weapon, assaulted the juvenile male victim and took his cash.

Suspect: B/M, approximately age 20

COMMERCIAL ARMED ROBBERY

A commercial armed robbery occurred at the Dollar Tree store located at 18258 Contour Road at approximately 3:55 p.m. on October 8. The suspects implied that they had weapons and stole merchandise.

Suspects: 2 B/Fs, ages unknown

RESIDENTIAL BURGLARY

An attempted residential burglary occurred in the 9800 block of Hellingly Place between approximately 9:09 a.m. and approximately 7:30 p.m. on October 11.

RESIDENTIAL GARAGE BURGLARY

A residential garage burglary occurred in the 9400 block of Bethany Place between approximately 4 and 8 p.m. on October 5. No signs of forced entry; property was taken.

STRONG-ARM ROBBERY

An attempted strong-arm robbery occurred in the area of Rothbury Drive and Waringwood Way at approximately 12:23 p.m. on October 14. The suspects attempted to take the adult male victim's cash and property.

Suspects: 2 B/Ms, ages unknown

Councilmember Craig Rice hosts community meeting on FY2019 Capital Improvements Program

Montgomery County Council Education Committee Chair Craig Rice will host a community meeting to discuss the county's Capital Improvements Program, which includes funding for construction projects, such as schools and roads, that are programmed in the next six years.

The meeting is scheduled for 6:30 p.m. on Monday, Nov. 13 in the Gaithersburg High School cafeteria, 101 Education Boulevard, Gaithersburg. The community meeting will seek

input and provide information on capital projects in the county, with a special focus on upcounty issues.

The meeting will provide information about opportunities that all residents have to influence decisions that will be made as the county works to establish future budget priorities related to the construction of new schools, school additions, roadways and other community use space.

"I want to hear from folks about what their priorities are

and how the council can better serve the upcounty," said Councilmember Rice. "This meeting is a good opportunity to talk about capital project needs, how budget decisions are made and discuss opportunities that residents have to influence these decisions."

For further information about the meeting, contact Councilmember Rice's office at 240-777-7955 or e-mail Councilmember.Rice@montgomerycountymd.gov.

Apple Ridge Playground design selected

In spring 2018, Apple Ridge Recreation Area will be home to Montgomery Village's first inclusive playground. At the October 26 Montgomery Village Foundation (MVF) Board of Directors meeting, the Board unanimously approved the proposed design for the playground at Apple Ridge Recreation Area. Input from residents inspired MVF staff to create a playground where children of all abilities can play together. While all new MVF playgrounds have met ADA standards, this playground

goes much further to ensure that children can all play side-by-side in a meaningful way.

One of the unique aspects of this playground will be the surfacing. The surfacing will be a poured rubberized material, which is the first of its kind in any MVF park property. This surfacing is very popular due to the ease of maintenance and accessibility for wheeled traffic, including wheelchairs and strollers.

The playground selected was designed by Little Tikes/Commercial Recreation. Com-

mercial Recreation was also responsible for the design of the playground at North Creek Community Center, which was installed in 2015.

We would like to thank all the residents and committee members who gave us ideas, suggestions, and inspiration to bring a unique and inclusive playground to our community. We are truly looking forward to the completion of the project in spring.



St. Francis Holiday Bazaar & Flea Market

Saturday, Nov. 11 | 9 a.m. to 2 p.m.



IN THE NEWS

MVF Board Student Rep position open for high school juniors

Calling all high school juniors who have an interest in serving their community and school and representing the youth in Montgomery Village! The Montgomery Village Foundation (MVF) Board of Directors invites you to apply for the position of Student Representative. This collaborative program is intended to encourage more youth involvement and input into Montgomery Village activities and the community as a whole; to help bring a new perspective to Board decisions affecting the community; and to help build on the MVF Board's Strategic Goal of continuing partnership opportunities with Village schools.

At the September 28 MVF Board of Directors meeting, the position application and selection process was approved for this new initiative, which arose from a discus-

sion topic at the annual Board retreat.

All high school juniors who live in Montgomery Village are eligible to apply. Selection will be made based on applicants' GPA, interest in government/political science/organization management/business, extracurricular activities, a letter of recommendation and availability for scheduled Board meetings. The position will also include a summer internship (June to August) in the MVF Office.

The MVF Nominating Committee will review the submitted applications in early February and recommend no more than three candidates to the Board for final selection. The selected candidate will be installed as a non-voting member at the Board's Annual Meeting in March. The chosen candidate will participate in Board dis-

cussions and initiatives; work with staff on projects; and gain a clearer understanding of policy decisions in the community.

Applications and full program details can be found online at www.montgomeryvillage.com, or with the Gaithersburg and Watkins Mill high school counselors. Applications may be returned to MVF via hand-delivery; mailed to MVF Nominating Committee, c/o Montgomery Village Foundation, Inc., 10120 Apple Ridge Road, Montgomery Village, MD 20886; or e-mailed to mconroy@mvf.org. Completed and signed applications must be received at the MVF Office by 5 p.m. sharp, January 26, 2018.

For more information or questions, call Assistant Executive Vice President Mike Conroy at 240-243-2331 or e-mail mconroy@mvf.org.

County schedule for Veterans Day

Montgomery County government will observe the following holiday schedule for Veterans Day, Friday, Nov. 10. Please note that the MVF Office will be opened for regular business.

County Offices – closed

Libraries – closed

County Liquor Stores – all county liquor stores will be open normal hours.

Recreation – aquatic and community centers open as scheduled with the exception of the Germantown Indoor Swim Center, which is closing at 2 p.m. on November 10 and closed all day on November 11 for a swim meet; classes and programs will meet as scheduled; all senior programs cancelled; administrative offices and senior centers are closed.

Montgomery Parks – visit www.MontgomeryParks.org

Ride On – will operate on a special modified holiday schedule

Metrorail – information available at www.wmata.com

Metrobus – information available at www.wmata.com

TRiPS Commuter Store at Silver Spring Transit Center – open 6 a.m. to 6 p.m.

TRiPS Mobile Commuter Store – not operating

Recycling pickup – regular schedule

Shady Grove Processing Facility and Transfer Station – regular schedule

Parking at public garages, lots, curbside meters – free

State Offices and Courts – closed

Yard care tips for the fall

Fall is one of the best times to improve your lawn, trees, shrubs and garden. The basic maintenance you do during this "second spring" will pay off in healthier growth and fewer problems next year.

MULCH YOUR TREES

Now is the time to add a layer of mulch to your trees. Mulch insulates the roots, provides nutrients and helps the soil retain moisture, too. Even older trees will benefit from adding a ring of mulch.

Remember the "Rule of 3." Apply mulch 3 feet out from the trunk, make a ring of mulch 3 inches wide and 3 inches deep. It should be a big ring around the tree, but not touching the tree. For a guide on how to apply mulch properly, visit www.mygreenmontgomery.org/mulch.

START ORGANIC LAWN CARE

A beautiful lawn next spring starts with simple actions you can take this fall.

Get a soil test. Did you know your lawn can talk to you? Whether it's through weeds or empty patches, the look of your lawn tells you about the health of the soil. Using the results of the test, you can buy compost or nutrients that give your soil what it needs and none of what it doesn't.

Add grass seed. Fall is the

perfect time to restore bare patches of lawn with seed.

3 WAYS TO PREP YOUR LAWN FOR WINTER

1. Dethatch.
2. Aerate the soil (add small holes) to allow water and nutrients to penetrate.
3. Add compost, if needed.

RECYCLE YOUR YARD TRIM

During the fall, your yard becomes covered with leaves. What should you do with these leaves and other types of yard trim?

Compost it. Take leaves, grass clippings and garden prunings, and recycle them into a nutrient-rich soil amendment, better known as "black gold" or compost. Compost contains nutrients that plants need for healthy growth and improves soil texture, allowing soil to better retain moisture that plants need to grow and thrive. Composting yard trim also protects the environment by reducing runoff from rain and melting snow, and reduces the need to use excess amounts of chemical fertilizers that can enter our waterways.

To start composting, get a compost bin. The Montgomery County Department of Environmental Protection's Division of Solid Waste Services provides compost bins at no additional charge to residents

of the county. Simply add leaves, grass clippings and garden prunings into the compost bin, add water and mix the materials periodically. Then, let nature take its course.

Over time, microorganisms will feed on the organic material in your compost bin, leaving you with a nutrient-rich soil amendment you can add to back to your soil. Be sure to follow the Architectural Standards provided by MVF for the installation of compost bins in Montgomery Village.

Recycle yard trim properly. If you receive Montgomery County-provided recycling collection service, and you don't have the space to compost, you can place your yard trim (grass, leaves, brush and garden prunings) out for weekly curbside recycling collection. The Department of Environmental Protection's Division of Solid Waste Services collects yard trim year-round.

Please place yard trim in paper yard trim bags, in reusable containers labeled with a yard trim sticker or bundle yard trim with twine. Please note, yard trim cannot be placed in plastic bags. For more information about the county's yard trim recycling program or where to get a compost bin, visit www.montgomerycountymd.gov/yardtrim or call 3-1-1 or 240-777-0311.



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IN THE NEWS

Branding

Continued from page 1

gomery Village. Residents will participate in a short video interview to be published via social media and the website, making it easy to share stories with friends, family and neighbors both locally and afar.

But we need your help! MVF staff is seeking volunteers to be interviewed who have a story to tell — a life-long Village resident; the newest family on

the block; an artist who finds inspiration from the natural areas; the head of a successful start-up; a volunteer who is fulfilled through charitable works — the possibilities are endless! We want to highlight you!

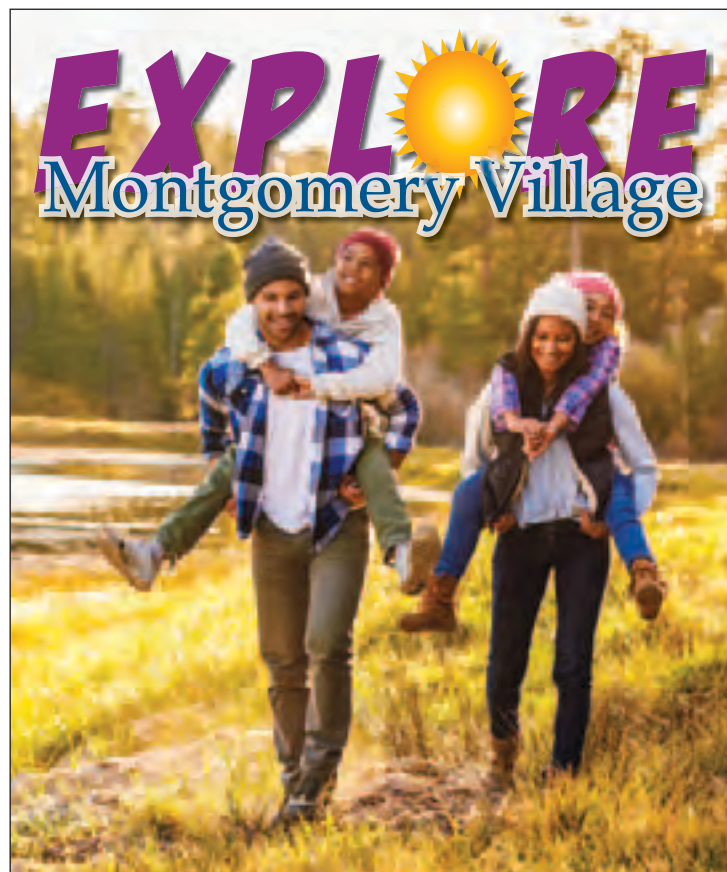
If this sounds like you, send an e-mail synopsis of what you'd like to share to Assistant Executive Vice President Mike

Conroy at mconroy@mvf.org or call 240-243-2331 to discuss.

As the campaign takes off, we hope to have areas at community events for residents to share stories on the spot, and will share criteria for resident-submitted content. We look forward to learning more about you, our neighbors, and sharing your stories with the community.



Teresa and Dick Wright



Get Noticed!



Contact Beto Benitez
240-243-2359 or hbenitez@mvf.org.

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ext. 2342

Rental Facilities
in the Village

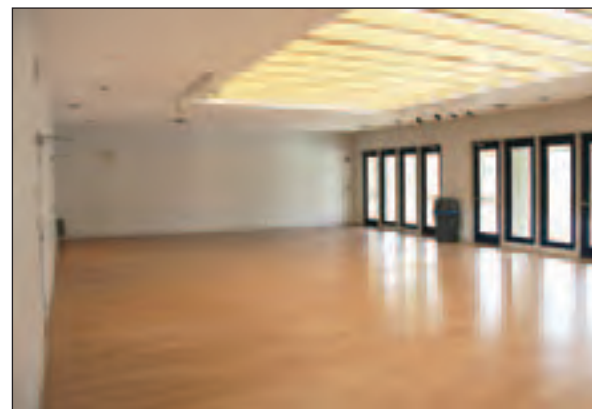
Looking for space to hold your party, celebration or sports practice? Look no further than Lake Marion or North Creek community center. Montgomery Village residents who pay the MVF fee are able to rent these centers for their non-alcoholic private parties or functions.

Lake Marion has a wood-floored room that can be rented for parties with a maximum capacity of 85 people. There also is a full-size gymnasium available for rent at Lake Marion.

North Creek is a tile-floored L-shaped room that may be divided into two smaller rooms with a maximum capacity of 125 people.

We are currently accepting rental requests for functions to be held through December 2017. Fees for these facilities begin at \$50 per hour and require a \$250 security deposit. Requests must be submitted at least three weeks in advance. Potential renters can obtain a copy of the "Procedures on the Private Use of Facilities" and the "Private Rental Request Form" from the MVF Office, 10120 Apple Ridge Road or online at www.montgomeryvillage.com. Please remember that all functions must be non-alcoholic, and that the renter must be present the entire length of the rental.

For more information, contact Tara O'Shea at 240-243-2361 or e-mail toshea@mvf.org.



Lake Marion
8821 East Village Avenue
85 people max.*



North Creek
20125 Arrowhead Road
125 people max.*

**Please note: there is a maximum of 75 people allowed per rental during pool season.*

COMMUNITY SERVICE

Food for Schools program seeking donations

The Food for Schools program is underway again this school year. The project began almost 10 years ago with a mission to help local children who were coming to school Monday mornings very hungry because they did not have enough food to eat over the weekend. With the support of community religious organizations, non-profit and service groups, Senator Nancy King and the local community, Food for Schools works to distribute a bag of food weekly to families in need.

Food for Schools generally provides a box of cereal, a protein source (can of tuna, black beans, hearty soup), a can of vegetables, a can of fruit and either pasta and sauce, rice or peanut butter, along with other donated pantry items. To help our neighbors each weekend, bags are distributed through Village elementary schools with the help of administration.

Food for Schools is again in need of donations and support from the community. Donations can be either gift cards to grocery stores or the canned goods mentioned above. Gift cards are used to purchase food and grocery items that have not been donated or are in short supply.

Food donations of unsweetened cereal, cans of vegetables, fruit, soup, tomato sauce, rice, beans, pasta, macaroni and cheese boxes, peanut butter (plastic jars) and pasta can be dropped off at the MVF Office, 10120 Apple Ridge Road; please no glass containers.

Alternatively, Village residents can make a tax deductible donation by sending a check made out to Covenant United Methodist Church with Food for Schools in the memo line. The church is located at 20301 Pleasant Ridge Drive.

Thank you for your support!



A special thanks to all the Montgomery Village MOMS Club members and kids that worked to clean up William Hurley Park on October 20.

Gaithersburg Rotary Foundation Grant Award recipients

The Gaithersburg Rotary Foundation was formed by members of the Rotary Club of Gaithersburg and received 501(c)(3) status in July 2014. The foundation awards grants twice yearly to local and international organizations that support the Rotary's six areas of focus: promote peace; fight disease; provide clean water, sanitation and hygiene; save mothers and children; support education; and grow local economies. We would like to congratulate the most recent recipients.

- **Metropolitan Ballet Theatre.** Founded in 1989, Metropolitan Ballet Theatre and Academy is a nonprofit organization committed to inspiring young students to dance by providing structured training while giving each dancer the opportunity to experiment with their own creativity. Funds will provide toe shoes for student dancers.

- **Real Foods for Kids – Montgomery.** Their mission is to collaborate with school communities to elevate the quality and character of school food, develop and deliver programs that advance literacy in nutrition and health, and engage students, parents and schools

in building a culture of health that spreads to their homes and communities. The funds will be used to teach children and their families cooking skills, nutrition education and other wellness topics.

- **Mentors of Minorities in Education.** Since 2000, M.O.M.I.E. has served and supported almost 12,000 children and youth ages 3 to 18, the majority of whom are low-income African-American children living in Washington, D.C. and Maryland, through in-class, after school and summer camp programming. Funds will support the youth mentorship program.

- **Universal Aid for Children of Ukraine** is dedicated to fulfilling the medical, educational and emotional needs of orphans, orphanage graduates, displaced children and young people with disabilities in the Odessa region of Ukraine. Funds will be used to complete and expand a wood-working vocational training program for the most at-risk teen refugees served by UAC. Woodworking is a trade that is highly valued in the Ukraine.

- **Disaster Aid USA** is a Rotarian-operated project

whose aims are to provide immediate disaster relief and humanitarian aid—in the US and worldwide—to victims of natural or man-made disasters. Funds will be used to distribute water filters to hurricane victims in Puerto Rico.

- **Global Re-Vision Network** uses recycled eyeglasses and easily-trained local workers to provide a simple, effective solution to a huge but solvable problem facing humankind: vision impairment.

Rotary International has more than 1.2 million members in clubs in nearly every country in the world. For more than 110 years, Rotary members have used their passion, energy and intelligence to take action on sustainable projects. The Rotary Club has served the City of Gaithersburg since 1966 and meets in the Gaithersburg Holiday Inn on Tuesdays at noon. Please visit our club to learn more about Rotary, get to know leaders in your community, and find out how you can make positive, lasting change in communities at home and abroad. For more information, visit www.gaithersburgrotary.org or www.rotary.org/en.



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ARCHITECTURAL STANDARDS

Autumn: it's time to paint the exterior of your home

by Bill Brown, McCormick Paints

So let's take a look at your home. Be objective. Look at your house from the street and let's be honest: does your home need some "freshening up" to improve the curb appeal that you would like before friends and family arrive during the winter holiday season?

Fall is one of the best times of the year to paint the exterior of your home. In the mid-Atlantic region, we're fortunate to have three seasons that offer the opportunity to paint outside, and the fall season offers some additional painting advantages over spring and summer. Lower humidity and less chance of afternoon thunderstorms make fall exterior painting a great time of year for tackling this important project. Plus, your painting contractor (or you DIYers) will enjoy moderate temperatures and lower humidity while working outside.

Less moisture and lower humidity can translate into faster drying times for the paint and better adhesion to your home's surfaces. This results in a long lasting exterior paint project that you can enjoy for years to come. It certainly makes the job go easier when you, or your professional contractor, are working in cooler, drier, less humid conditions.

APPLY BEFORE YOU BUY

All homes in Montgomery Village are required to have exterior modifications reviewed and approved before having any work done. Residents need to fill out and submit a Property Improvement Request form, detailing the type of change—in this case, painting—proposed for their home. The Architectural Review Board (ARB) will review and approve or suggest alternatives to a home-

owner. Each community has a specific color palette to choose from, and changing the exterior color may also mean having to change the trim color as well. Current paint records and color palette options are available from the Architectural Standards Department; call 301-948-0110.

PREPPING AND PAINTING

Take time to prepare your home for new paint. It is very important to remember that good preparation will pay off with a superior paint job. Cutting corners here often results in less than satisfactory results. Depending on your project, power washing, cleaning, sanding or resetting nails should be the first step in preparation. Follow up by re-caulking areas that show signs of gaps or cracks in the existing caulk. It is always better to scrape off all of the old caulk and apply a good quality exterior latex caulk to seal our water and air infiltration. Make sure to use a latex caulk, which is paintable, and do not use silicone caulk if paint is to be applied over the caulked surface.

Once you're sure the surface is prepped properly, caulked

and dry, it's time to apply your new paint. Choosing exterior colors doesn't have to be a difficult process; but remember colors must first be approved by the Montgomery Village Foundation ARB. If you like the colors of your current home, our in-store paint experts can match any color of your choice, from any competitor, to our own regionally manufactured paints. If you are looking to change the color of your home and give it a new look, you will find easy to use color tools and color cards available at all McCormick Paints stores. The McCormick Paints website, www.mccormickpaints.com, also allows visitors to "paint" a preselected home exterior, or upload a picture of your own home to "virtually" paint. If you still need help, the McCormick paints team will offer you and your contractor expert advice on colors, products, proper preparation and application.

A new, fresh look awaits your home. Fall is a great time of year to add curb appeal to your house and make your home the star of the neighborhood just in time for the busy holiday season! It's time to paint!



ARB APPLICATIONS

Apply before you buy!

Every exterior modification must meet established ARB application and approval requirements regardless of whether modification or replacement material has been approved in concept in the past.

APPLICATIONS ARE FREE.



Community criteria for exterior features on all homes in Montgomery Village is available online

at www.montgomeryvillage.com



HOMES CORPORATIONS

HOMES CORPORATIONS & CONDOMINIUM ASSOCIATIONS

Homes corporation and condominium association articles are provided by representatives or board members from the corporations and associations. The information and opinions provided within these articles do not necessarily reflect the views of the Montgomery Village Foundation, its Board of Directors, representatives or staff. Residents with specific questions or concerns about the information contained in these articles should contact their community manager or the author of the article.

MIDDLE VILLAGE VOICE

2018 parking tags

by the Middle Village Board of Directors

2017 parking tags will expire on Sunday, Dec. 31. Residents can pick up 2018 parking tags on the following dates/times at these locations*:

**Montgomery Village
Middle School Cafeteria
19300 Watkins Mill Road
Saturday, Dec. 2,
11 a.m. to 1 p.m.**

**Thomas Choice Clubhouse
19402 Brassie Place
Tuesday, Dec. 5, 6 to 8 p.m.
Sunday, Dec. 10, 1 to 5 p.m.**

*After December 10, residents will only be able to pick up their parking passes at the ComSource Office, 3414 Morningwood Drive, Olney. Parking passes will not be mailed.

Residents must have a photo ID to receive 2018 parking tags. Homeowners/landlords are responsible to contact ComSource if they do not want renters to obtain the parking tags. If you are a renter, you must verify with the property owner that you are authorized to pick up the parking tags. Parking tags will not be given to renters if the homeowner/landlord has requested that parking tags only be given to the owner.

If a homeowner is delinquent on their assessment account, they will not receive a third parking tag/permit until they have paid the past due assessment balance, including all outstanding administrative fees, legal fees, fines and interest in full.

Please note, after Monday, Jan. 1, 2018, homeowners/tenants will be towed if they are parked in their reserved space or open space, anytime of the day or night, and displaying an expired parking tag.

If you are a new resident and do not know your assigned parking space number or have not picked up your parking tag, call Shirley Umali at 301-924-7355 or e-mail sumali@comsource.com.

ASSESSMENTS

Assessments are due paid monthly. Your payment must be received by ComSource on or before the 15th of the month to avoid late charges. Your regular payment allows us to continue providing services to the community.

Homeowners who are delinquent with their assessment payments must pay their past due balance in full or make arrangements to pay them. The first step to making payment arrangements is calling Delphine Matthews at ComSource at 301-924-7355 or e-mailing dmatthews@comsource.com.

BULK TRASH PICKUP NO LONGER AVAILABLE

Due the large volume of bulk trash, the cost to have it collected and the fact that bulk trash attracts rodents and lowers the property values, it was decided that residents will now be responsible for disposing of their own bulk trash.

Placing bulk trash in the community is a violation that is subject to a fine. Any resident dumping bulk trash on Middle Village property will be fined \$250.

There is a \$100 reward for picture or video proof that identifies violators of the community trash policy. Picture or video proof is required to collect a reward, and some restrictions apply. All reports will remain anonymous. Homeowners will be fined if they or their tenants violate the trash policy.

Trash policy violations include, but are not limited to:

1. Placing trash out in plastic bags instead of a trash receptacle with a lid.
2. Trash/recycling out on inappropriate days/non-pickup days.
3. Placing trash out on common area spaces instead of in front of

home. Trash includes loose trash, bagged trash and trash in cans.

Remember, do not place household trash or recycling out until the evening before pickup or the morning of pickup. Any other time is a violation of the community trash policy and is subject to fines.

Note: If an item does not fit into the blue recycling container, it is not recycling. If an item does not fit into the 35-gallon trashcan previously provided, it is not normal household trash. If an item is yard waste, it must be in a paper bag or bundled and placed out with recycling pickup.

Middle Village trash/recycling collection schedule:

Tuesday and Friday - household trash collection only

Wednesday - recycling collection only

SAVE THE DATE

Middle Village Community Day is scheduled from 11 a.m. to 1 p.m. on Saturday, Dec. 2. More details to follow soon.

CONTACTING COMSOURCE

ComSource is our management company. If you have a comment or complaint, please include your name, address, phone number, location of issue/problem and specific details in your correspondence or when you are leaving a phone message for the property manager. Contact ComSource at 301-924-7355 or e-mail dmatthews@comsource.com or sumali@comsource.com.

The next MVHC board meeting is scheduled for 7 p.m. on Tuesday, Nov. 28 at the Thomas Choice Clubhouse, 19401 Brassie Place.

Middle Village Voice: for residents of Thomas Choice West and Clubside.

PATTON RIDGE REPORT

Criteria for nominating directors to the Patton Ridge Homes Corporation

by the Patton Ridge Board of Directors

Interested in becoming involved with Patton Ridge community issues and activities? Election time will soon be upon us for the 2018-2021 term and there is an established criteria and timeline from which the election process takes place:

1. All candidates must be in good standing with the Montgomery Village Foundation (MVF) and the Patton Ridge Homes Corporation (PRHC). In addition, resident candidates must not be in violation of by-laws and covenants, and must also be current in their payments of dues and assessments to both MVF and PRHC.
2. To become a candidate for nomination, one must prepare a written statement of qualifications, interests and reasons for candidacy. This statement must be delivered to any member of the nominating committee or to the MVF Office, 10120 Apple Ridge Road, no later than 5 p.m. on Thursday, Nov. 30.
3. An individual nominating another person must obtain the candidate's written consent, along with a statement of qualifications, interests and reasons for candidacy, prior to the submission of the name to the committee.
4. The nominating committee will consider all candidates who meet the above criteria. Nominees shall be selected from among the candidates on the basis of a number of factors including but not limited to the following:
 - a. Extent of previous participation in community activities (both within and outside Montgomery Village).
 - b. Consideration for an equitable geographic representation on the

board (i.e. representation from each section within the homes corporation).

- c. Professional or other qualifications related to the fields of fiscal management and property maintenance.
5. All nominees are required to submit a single page (type written, double spaced) summary statement of no more than 150 words for publication in the Friday, Dec. 15 edition of the *Village News*. The summary statement and the statement of qualifications may in fact be the same document. Ballots along with the summary statements will be mailed to the electorate Tuesday, Dec. 21. Standard candidate forms will be supplied to all nominating committee members by MVF staff.
 6. The nominating committee shall also select at least one candidate for each of the positions of Representative and Alternate Representative to the Montgomery Village Foundation. The names selected will also appear on the ballots.
 7. All potential candidates, if elected to the board, agree to complete the Montgomery County required electronic board training immediately after being elected.

NEXT BOARD MEETING

The next PRHC board meeting is scheduled for 7 p.m. on Tuesday, Nov. 14 at the MVF Office, 10120 Apple Ridge Road. Residents time is from 7 to 7:30 p.m. Please limit your remarks to no more than three minutes.

Patton Ridge Report: for residents of Arrowhead, Fairway Islands, Fairridge, Greentee I & II, Highfield and Partridge Place I & II.

HOMES CORPORATIONS

WHETSTONE WATCH

What can I do?

by William R. Ott

A lot goes on behind the scenes, as Sharon Cranford described so lucidly in the previous "Whetstone Watch" column. But it takes more than money and professional help to keep Whetstone beautiful, safe, secure and an appreciating investment. As they say, it takes a village. So what are some of the things that you and I can do to help maintain our neighborhoods and at the same time maybe save some of the expenses otherwise requiring our assessment dollars?

Here's a list of 10 things to consider while you're enjoying a fall walk or just relaxing on your deck or patio:

1) Secure your neighbor's package. If the delivery truck leaves something on the step in plain view and your neighbor is not home, pick it up and give it to them later.

2) If you know that no one is home (vacant house, vacation) and you see newspapers/advertisers in the driveway or on the doorstep, pick them up and dispose of them.

3) If you live in the Courts, take a look on the other side of your wall or fence. If ivy is growing up the wall, cut it off or remove it since it can damage your wall. If branches from your trees have fallen onto the outside of your wall, collect them and put them by your curbside for recycling.

4) If you live in Goshenside, Ridges or Lakeside, take a look

on the other side of your split-rail fence. If there is a small strip of green space between your fence and a bike-path, adopt it. Remove weeds. Consider mowing it. If you decide you want to cultivate or otherwise manage it, let the community manager know so that the landscapers don't interfere with what you're doing.

5) Remove weeds growing in the curbs or between cracks in the bike paths near your home. No one else will.

6) Establish a street or a local neighborhood directory (about 12 of your nearest neighbors), with names of the residents (including children and pets), phone numbers and e-mail addresses. Give everyone on the list a copy. Ask everyone to use it to convey important messages.

7) Agree with one or two of your neighbors to keep an eye on their house (and they on yours), and agree to let one another know if anything deserves their attention.

8) Find out if your street or local neighborhood has a block captain and is connected to the Whetstone Neighborhood Watch program. If not, and if you've already done (6) and (7), you might want to consider letting your neighbors know that you are willing to be the block captain and the designated liaison for neighborhood concerns. It can be a very useful tool to get something done or get some action. Don't you wish that someone

in your neighborhood had already volunteered? It's worth considering. Let your community manager know that you are volunteering so you can be identified with the watch program.

9) Organize a pot-luck dinner or other social mixer with your neighborhood group, e.g. during the Christmas season, on St. Patrick's Day, in your driveway on Halloween night or on someone's special birthday.

10) Avoid parking on cul-de-sacs or other places where recycling and trash trucks have difficulty maneuvering and have little choice but to run over grass and green space, breaking up the curbs and leaving mud-holes and tread marks in their wake. If your neighbor is not cooperating or doesn't notice the problem, see if talking to them about it will help. Or try appealing to the truck drivers. My experience is that they are more than capable of being careful with your street, especially if they think anyone cares. Otherwise it's a matter of time, and they will usually do whatever takes the least time.

Many of your neighbors are already engaged in these types of activities. What would it be like if most of us were?

ASSESSMENT
BALLOT DEADLINE
AND NEXT MEETING

Ballots regarding a proposed increase in the Whetstone annual assessment are due by Monday, Nov. 6. Please consider voting now before it is too late. An affirmative vote by at least two-thirds of those voting is necessary for the proposal to pass. The next meeting of the Whetstone Board of Directors is scheduled for 7:30 p.m. on Thursday, Nov. 9, in the North Creek Board Room, 20125 Arrowhead Road. The results of the balloting will be announced at the meeting.

LEAF PICKUP UPDATE

In the October 8 *Village News*, it was reported that Whetstone would have two leaf pickups, Monday, Nov. 6 and Monday, Dec. 4. In fact, there will be just one leaf pickup in Whetstone, during the week before Thanksgiving.

Whetstone Watch: for residents of The Courts, Goshenside, Lakeside and the Ridges of Whetstone.

STEDWICK SIGNALS

Fall cleanup

by Wayne Rowland

Well, it is that time of year again; the leaves start falling and they just keep falling. It is almost worse than a heavy snowfall. You rake the leaves in your yard and think that you are finished, you look back, and it looks like you didn't do anything. The Ridges have wonderful tree-lined streets. I have noticed that almost none of the leaves fall in the street, they mostly fall in the yards—actually, I noticed that trend throughout Stedwick. It is almost like the leaves think as they are falling that they have a choice—hard asphalt/concrete or soft turf.

Which would you pick? The piles along our curbs will become large before the first leaf pick up in November (week of November 13), and if it wouldn't rain or the wind wouldn't blow hard, it would be okay, but we all know that won't happen. Now our decision is when do we start raking, and how many times? Do I save it for the weekend prior and do it just once, or do it several times and keep my yard looking nice? Personally, I call my daughter and have her bring over the grandkids.

We need to remember that we will set our clocks back one hour on Sunday, Nov. 5. It is also a good time to check and see if our homes are ready for colder weather. Do a check of the following: 1) make sure to

change the furnace filter; 2) change the direction of ceiling fans; 3) check up on your heating system; 4) install window insulation if necessary; 5) add caulk and weather stripping; and lastly, 6) change the batteries on smoke alarms and carbon monoxide detectors.

PARTICIPATION

The Stedwick Home Corporation (SHC) board has been working with a deficit. The board currently has three vacancies. We are looking for anyone who has an interest in our community and would like to be involved with the future of Stedwick community. If you have been thinking about what the board does, come to a meeting and find out for yourself.

The SHC board meets the third Wednesday of every month, except July and December, at 7:30 p.m. in the Stedwick Community Center, 10401 Stedwick Road. Our next meeting is scheduled for 7:30 p.m. on Wednesday, Nov. 15. In the meantime, if you have any issues please contact our Stedwick Homes Corporation community management team at 240-243-2326 or e-mail stedwickhc@mvf.org.

Stedwick Signals: for residents of Club Hill, Clusters of Stedwick I, II, III, Forest Brooke, Frenchton Place, Ridges of Stedwick and The Heights.

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HOMES CORPORATIONS

Leaf Removal Schedule

Below is the anticipated leaf removal schedule for most of the homes corporations and condominium associations in Montgomery Village. Crews are expected to be in the community listed on the weeks listed (weather permitting). Please be sure that your leaves are raked to the curb (where applicable) in time for removal on the scheduled week. In

the event of a rain delay, the calendar will shift to the next calendar day therefore; the entire schedule will shift for each community as well. We will update any changes to the website each Friday and print an updated schedule in each Village News published throughout the season.
Note: If you miss your scheduled date for curbside leaf removal,

you may place your leaves in approved paper bags, to be placed at the curb and removed at no charge by the county on your recycling day. Do not place leaves in plastic bags, as they will not be removed by either the county recycling or your trash contractor. If you have any questions regarding leaf removal, please contact your community manager.

CHRISTOPHER COURT LAND ASSOCIATION

The week of November 13
The week of December 15

MARYLAND PLACE

The week of November 27

THOMAS CHOICE CONDOMINIUMS

The week of November 27

EASTGATE

The week of October 30
The week of December 4

NORTH VILLAGE

The week of November 12
The week of December 17

STEDWICK

Monday, Nov. 13
Monday, Dec. 4

EAST VILLAGE

The week of December 4

PATTON RIDGE

The week of November 6
The week of December 11

WHETSTONE

Monday, Nov. 20 to Wednesday, Nov. 22

HORIZON RUN

The week of November 12
The week of December 3
The week of December 17

SOUTH VILLAGE

Leaf removal is ongoing throughout the season beginning Monday, Nov. 7.

SOUTH VILLAGE SCENES

Fall tips and reminders

by the South Village Board of Directors

FALL BACK

Sunday, Nov. 5 ends Daylight Saving Time. Remember to set your clocks back one hour, and check smoke detector and carbon monoxide detector batteries.

FIREPLACE AND CHIMNEYS

The crisp night air is a great time to use your fireplace. Having an inspection from a reputable company can help ensure that you are using your fireplace safely. Remember, that firewood should not be stored outside to keep it dry before use.

LEAVES

Raking and blowing leaves help keep the community clean. Leaves and other yard waste are not picked up by the trash company and should be properly bagged and placed on the curb for pickup by Montgomery County Recycling on recycle day.

RUNNING VEHICLE MOTORS
It's illegal in Montgomery County to leave your vehicle

running unattended. Chilly mornings may require that you start your car earlier and stay with the car while it's running.

DECORATIONS

Remember to secure any electrical wiring for outside decorations. Also check that wires are intact and do not become tripping hazards on your property.

CHECK WINDOWS AND DOORS FOR DRAFTS

You can check for drafts that may drain heat from your home and potentially increase energy costs. Pepco also offers energy inspections that can help improve efficiency.

SPACE HEATERS

Remember to use space heaters safely. Fires can quickly start from heaters left on overnight or used incorrectly. Keep your home and family safe, and enjoy the fall season!

South Village Scenes: for residents of Center Stage, Dockside, Grover's Forge, Hampsons, Millrace, Nathan's Hill and Walker's Choice.

HOMES CORPORATION CALL FOR CANDIDATES

Volunteers needed for homes corporation boards of directors

Each year, the Village homes corporations seek candidates for election to their boards of directors. Interested residents are invited to submit applications for candidacy to the Nominating Committee of their local homes corporation.
Directors of homes corporations are responsible for setting assessments and managing the maintenance of all open spaces, streets, paths and lights that belong to the individual homes corporation.
Basic qualifications for board membership are time and interest, but whatever other knowledge, training, skills or experience one has will almost certainly be used in some capacity.
1. According to the documents, a candidate is not required to be a resident of Montgomery Village, except in Whetstone Homes Corporation and North Village Homes Corporation, where the candidate is required to be a resident homeowner. However, resident candidates must be in good standing with the Montgomery Village Foundation and their respective homes corporation with regard to covenants and

policies and must be current in all assessment payments. In several cases, the Nominating Committee is given the authority to determine which of the nominees will be on the final slate of candidates.
2. To apply for candidacy, a prepared statement of the applicant's qualifications and interests must be delivered to any member of the Nominating Committee or to the Montgomery Village Foundation Office, 10120 Apple Ridge Road, no later than 5 p.m. on the closing dates stated in the box.
3. A candidate may be solicited or may volunteer. A resident nominating another resident must secure his/her written consent.
4. The number of candidates is unlimited.
5. All nominees will be requested to submit a single page (typewritten, double spaced) statement, which will be reproduced in the December, January or February issue of the Village News and will be sent to all voters along with the ballots (standard form will be supplied to board nominees).
6. Also, per a Montgomery County Law, if elected, can-

didates must participate in a Montgomery County Commission on Common Ownership Communities (CCOC)-approved board member training class, to be scheduled and completed within 90 days of the start of their term of service.
Ballots will be mailed to the electorate either in December, January or February, depending on the specific corporation's election calendar.
In addition to electing directors, each homes corporation also elects a representative and an alternate representative to the MVF for one-year terms. Suggested names for the position will appear on the ballots.
Each board of directors consists of nine directors who serve three-year terms. The terms are staggered, creating three vacancies every year.
Note: While the word count for candidates' statements varies among homes corporations (check with your community manager), the word count for candidates' statements for the Montgomery Village News must not exceed 200 words per candidate. To view Village News guidelines, visit www.montgomeryvillage.com, select "MVF," select "MVF Policies,"

EAST VILLAGE

Nominating Deadline: Thursday, Jan. 11, 2018
Nominating Committee: T. Holloway, K. Linck

EASTGATE

Nominating Deadline: Friday, Dec. 29
Nominating Committee: J. Amtmann, E. Olson, D. Sigano, E. Stockton

MARYLAND PLACE

Nominating Deadline: Friday, Jan. 5, 2018
Nominating Committee: S. Kimbell, J. Kozo

NORTH VILLAGE

Nominating Deadline: Thursday, Nov. 9
Nominating Committee: C. Conlon, J. Powell

PATTON RIDGE

Nominating Deadline: Thursday, Nov. 30
Nominating Committee: M. Finn; K. Monnig, B. Post

SOUTH VILLAGE

Nominating Deadline: Monday, Nov. 20
Nominating Committee: J. Andre, N. Farrar, L. Jerome

STEDWICK

Nominating Deadline: Friday, Jan. 5, 2018
Nominating Committee: K. Silliman

WHETSTONE

Nominating Deadline: Thursday, Jan. 11, 2018
Nominating Committee: S. Cranford, J. Martin

choose "Communications Policies" and then "Village News Editorial and Submissions Policy" (see #4 under Homes Corporations/Condominium Associations).

HOMES CORPORATIONS

NORTHGATE NEWS

In Memory of Jim King

by the Northgate Board of Directors

We were sad to learn of the passing of long-time Village resident, Jim King. Jim was extremely helpful to Northgate during his time on the MVF Board of Directors, offering support and always attending our annual meetings. We appreciated his dedication to Montgomery Village and the countless hours he dedicated as a volunteer. Simply put, Jim was one of the good guys. We extend our sympathy to his wife, Nancy, and to his entire family.

UPDATES

At its October meeting, the board of directors approved removal and replacement of five Leyland Cypress and a Pin Oak trees on Shadow Oak Drive. The contract was awarded to McFall & Berry. The board also awarded a \$42,800 contract to Veirs Enterprises for asphalt crack fill throughout the community. Areas scheduled for paving next year will not get crack fill.

Watch for leaf removal signs at the entrance to each subdivision. The leaf drop is being monitored.

The board will be reviewing proposals for replacement of the Apple Ridge tot lot as well as the benches and trash can on Swallow Point. Information will be shared with the community.

With the approach of Veterans' Day, we want to thank all those who served and who continue to serve. It is always good to remember the 11th hour of the 11th day of the 11th month.

Northgate News: for residents of Apple Ridge, Dorsey's Regard, McKendree I & II, Overlea, The Points, Shadow Oak and Williams Range.

NORTH VILLAGE VIEW

North Village October board meeting (continued)

by the North Village Board of Directors

We continue our coverage of the board of directors meeting held two weeks ago on October 19. Our last article went to press before the meeting, so we could only discuss the agenda.

After calling the meeting to order and approving the minutes of the last meeting, the president moved to the financial report.

The treasurer reported that our total operating cash continues to be healthy at \$6,000 above the same time last year, and our financials show a positive net income of \$3,900 for the year-to-date. However, the positive net income does not include some large expenses that had not been posted by September 30, but have since been paid. The bill for tree work raises this year's tree expenditures to over \$50,000 against a budget of \$35,000. Another major exception from the budget was fence repair, which has reached nearly \$16,000 against a budget of \$2,500. There are also additional expenses for our maintenance contractor which had not been anticipated in the budget. For these reasons we expect a negative net income for the end of October.

The next item on the agenda was the committee reports. For maintenance, it was reported that the wood chips have been installed in our tot lot. Also our contractor, Chamberlain, has completed the asphalt patching in Essex Place and Highland Hall. Concrete repair is the next big maintenance task. It was also reported that the trees that Pepco gave us have been planted and are growing well.

The public safety commit-

tee reported that we need to have our security contractor be more aggressive in identifying disabled cars and cars with expired (or missing) license plates so that they can be towed from our parking areas. These abandoned cars are taking up valuable spaces that other residents need.

In her management report, our community manager noted that with the exception of one tree, the planned and approved tree work for 2017 is complete. The next big task is concrete repair, which is scheduled for later in November. Our community manager recommended that the board approve a fall application of weed post-emergent application to our greenspaces.

Flooding issues continue to be of concern to the board. Several severe storms over the past few months have caused flooding in areas of McRory and Picton. Contractor Busy Services was asked to review the local storm drains. It was determined that the drains themselves are running free and clear, but that local mulch and leaves clog the drains in every storm. Management recommended that mulch be removed and not installed in the future, and that the drains in question be examined and cleaned thoroughly. One particular tree was to be removed by the end of October.

With no old business to consider, the board next voted to approve Tom Wills to fill the vacancy on the board. Tom has lived in the Village for 22 years and has a financial background.

He fills a vacancy that expires in 2018, so you can expect to see his name on the ballot next month.

The board next moved to new business with three items on the agenda: approval of the 2018 budget, setting the assessment for 2018 and appointing the election committee.

A summary of the 2018 draft budget was published in the October 6 issue of the *Village News*. A change was needed to adjust for the state and county water quality assessment that had just been received. Once that change was made, the board agreed to approve the 2018 budget and the 2018 assessment.

The final new business on the agenda was the appointment of the election committee, which is responsible for the approval of the candidates, preparation of the ballots, counting the ballots when the voting closes and determining the winners.

NEXT MEETING

The next North Village board meeting is scheduled for 7 p.m. on Thursday, Nov. 16 in the North Creek Board Room, 20125 Arrowhead Road. If you have any questions or want to report any problems, call Community Manager April Steward at 240-243-2344 or e-mail asteward@mvmf.org.

North Village View: for residents of Essex Place, Highland Hall, McRory, Perry Place, Picton, Pleasant Ridge and Salem's Grant.

SCHOOL NEWS

MV and VMS Rock!

The staff and students at Village Montessori School have been inspired to launch a fun community outreach effort. While visiting Florida last spring, Village Montessori School Teacher Ms. Jacobi noticed, while taking a nature walk with her daughters, some decorated rocks placed strategically on the path, ground and in the trees. When she inquired of some local residents, she was told that all over town, people were decorating rocks, writing motivational sayings on them, then hiding the rocks. The purpose was for other people around town to find the rocks then re-hide them in another location. It was a fun and simple way to spread hope, love and cheer to the people around town and beyond.

At VMS, the older children have decorated rocks, added positive sayings and have hidden a few around East Village and other parts



of the community. What if, while you were out on your daily walk around the neighborhood, you came across a little nugget of inspiration? If so, please take a photo and share it on our Facebook page at www.facebook.com/vms20886 or search @vms20886 from your Facebook page.

Feel free to move the rock to another location, just for fun! We are looking forward to seeing where our rocks travel. We hope these rocks bring a little cheer to Village residents and others.

LGCS Soccer Team makes final four in tournament



This season, the Living Grace Christian School (LGCS) boys' soccer team made the final four in the Maryland Christian School Tournament. On October 23, the LGCS soccer team won in overtime with penalty kicks versus Christian Home Educators Network.

The next day, LGCS beat Greater Grace of Baltimore 5 to 3 to make the final four. Then on October 26, the boys lost in overtime on penalty kicks versus Holly Grove Christian School, the number one seed in the tournament, in a hard-fought game.

The team had an outstanding season with a record of 11 and 2. Captain Chedy Sebastian Valdez led the offense with 26 goals and 8 assists. Center midfielder Nelson Danny Velis scored 11 goals and had 9 assists. Captains Caleb Switzer and John Wolohan anchored a defense that gave up an average of less than 1 goal per game.

Living Grace Christian School is located at 20300 Pleasant Ridge Drive. For more information, call 301-840-9830, e-mail churchng@aol.com or visit www.lgcs.northgatecc.org.



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Send your birth, engagement or wedding announcements, achievements or other good news to mvnews@mvf.org or complete the Milestones form online at www.montgomeryvillage.com.



Montgomery Village News Milestones Submission Form

For Montgomery Village News issue date: _____

Engagement & Wedding Announcements

Bride's Information

Bride's First Name _____ M.I. _____
Last Name _____
Complete Address _____

Employer _____
Employment City, State _____
Job Title _____
Years of Service _____
Volunteer Work/Hobbies/Sports/Etc. _____

College Name _____
Year Graduated _____
Field of Study and Degree _____
High School _____
Year Graduated _____
Awards/Achievements _____

Bride's Mother's First Name _____
M.I. _____ Last Name _____
Bride's Father's First Name _____
M.I. _____ Last Name _____
Maid/Matron of Honor First Name _____
M.I. _____ Last Name _____

Groom's Information

Groom's First Name _____ M.I. _____
Last Name _____
Complete Address _____

Employer _____
Employment City, State _____
Job Title _____
Years of Service _____
Volunteer Work/Hobbies/Sports/Etc. _____

College Name _____
Year Graduated _____
Field of Study and Degree _____
High School _____
Year Graduated _____
Awards/Achievements _____

Groom's Mother's First Name _____
M.I. _____ Last Name _____
Groom's Father's First Name _____
M.I. _____ Last Name _____
Best Man's First Name _____
M.I. _____ Last Name _____

Engagement Date _____ Honeymoon Location _____
Wedding Date _____ Address Where Couple Plans to Reside _____
Wedding Location _____

Birth Announcements

Child's First Name _____ M.I. _____
Last Name _____
Date of Birth _____ Gender _____
Length/Weight _____
Mother's First Name _____ M.I. _____
Mother's Last Name _____
Father's First Name _____ M.I. _____
Father's Last Name _____
Address _____
Hospital Name & Location (City, State) _____

Achievement Announcements

First Name _____ M.I. _____
Last Name _____
Address _____
Achievement (provide details) _____

School/College Name and Location _____
Grad Year _____
Company/Employer _____
Name of Organization Presenting the Award _____

Send your
digital photos
to
mvnews@mvf.org!



Contributor Information Required for Publication*

First Name _____ M.I. _____
Last Name _____
Address _____

Telephone _____
Email (optional) _____

*Please note that not all information is guaranteed to be included in any article in the Montgomery Village News. The Montgomery Village News does not guarantee that all submissions will be published. The Montgomery Village News is not responsible for any errors or omissions.

The Montgomery Village News will print milestone events and photographs at no charge for Montgomery Village residents.* Information can be provided on this form and dropped off at the MVF Office, 10120 Apple Ridge Road, Montgomery Village, MD 20886. Information can also be emailed to mvnews@mvf.org or faxed to 301-990-7071. Announcements should be received by the deadline date of the specific Montgomery Village News issue requested for publication (see page 2 of this issue for deadlines). Publication dates are available online at www.montgomeryvillage.com under Press Room, then Village News, or by calling 240-243-2331.

Anniversary Announcements

Wife's First Name _____ M.I. _____ Number of Grandchildren _____
Last Name _____ Description of How Anniversary Couple Met _____
Husband's First Name _____ M.I. _____
Last Name _____
Address _____

Where Couple Was Married _____
Anniversary Date _____
Wife's Employer/Location _____
Number of Years Married _____
Husband's Employer/Location _____
Children's Full Names (those without last names will not be printed) _____

Plans for Celebrating the Anniversary _____

AT YOUR LEISURE

If winter comes, can spring be far behind?

The bulbs are always first, even before the grass greens up and the cherry trees bud, they poke their little pointed heads through the dark earth. Then shortly after those brave new purple crocuses and grape hyacinths appear, sometimes through the snow, daffodils and tulips arrive, dazzling the eye in awesome shapes and sizes. But who is there to help us maximize this display?

Merikay Smith is an expert on gardens. Smith is a Master Gardener and is currently converting her 2-acre lawn in Darnestown into a more environmentally friendly habitat of trees, shrubs and perennials. On Mon-

day, Nov. 13, at 7:15 p.m. in the Whetstone Community Center, 19140 Brooke Grove Court, for Montgomery Village Garden Club's monthly meeting, she will share her knowledge and experience of the beauty and science of planting bulbs.

Attendees are encouraged to bring along any extra fall plant divisions or bulbs from their yards. There will be a place outside the doorway to trade them for other bulbs and plants.

For more information, e-mail Club President Carol Plummer at cjplummer@verizon.net.



ALOG Winter Glow 2017 Art Show and Sale

The Art League of Germantown (ALOG) announces its annual Winter Glow Art Show and Sale to be held at the BlackRock Center for the Arts in the Kay Gallery now through Sunday, Nov. 5. Hours and weekend events are listed at www.ALOG.org and The Art League of Germantown social media outlets.

The Kay Gallery will feature multiple art pieces in different media by more than 40 ALOG members, many of whom are award winning artists. Media include painting, photography, sculpture, ceramics, fine jewelry and more. Prints will also be available for purchase.

Saturday, Nov. 4 and Sunday, Nov. 5 will include artists' demonstrations, autumn children's activities

and a wine reception from 2 to 4 p.m. on Sunday only.

BlackRock Center for the Arts is located at 12901 Town Commons Drive, Germantown; for more information, call 301-528-2260.

ABOUT ALOG

The Art League of Germantown is a group of professional and amateur visual artists, fine crafters and art appreciators organized to further the careers of its members and to bring an appreciation of fine art and crafts to the community. The group, which celebrates its 34th anniversary this year, draws members from throughout Montgomery County. Learn more about ALOG at www.alog.org or www.facebook.com/ArtLeagueofGermantown.

WEEKEND SHOW SCHEDULE:

Saturday, Nov. 4: 10 a.m. to 5 p.m.

Artists' Demos, noon to 5 p.m.

Sunday, Nov. 5: noon to 5 p.m.

Artist Demos, noon to 4 p.m.

Autumn children's activity, 1 to 3 p.m.

Artists Wine Reception, 2 to 4 p.m.

All events are free.



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Montgomery County law states that you must keep your dog on a leash and pick up and properly dispose of your dog's defecation when outside of your premises.

RECREATION

Halloween Hoopla games, activities and costume contest winners

On Friday, Oct. 27, Village children had the chance to participate in the annual Halloween Hoopla which took place at Lake Marion Community Center. The event brought out

the creepiest and coolest Halloween costumes kids could imagine. During the night, guest enjoyed carnival-style games accompanied by prizes and candy, a fortune teller,

crafts and a celebratory Halloween parade. All children who participated in the parade received a ribbon. Costume contest winners were:

FUNNIEST

- 1st Johnathan
2nd Lucy - Lego Batgirl

SCARIEST

- 1st Oliver - Werewolf
2nd Colton - Grim Reaper

PRETTIEST

- 1st Victoria - Bumble bee
2nd Emily - Dorothy

MOST CREATIVE

- 1st Murphy - Unicorn
2nd Brooklyn - PJ Mask Owl-ette

The winner of guess the Candy Corn was **Elizabeth Baker**. She guessed 500, the count was 497.



Creative Discovery kids get to gardening and play Halloween games

Creative Discovery, Montgomery Village's learning and enrichment program, has been doing lots of fun things this fall season! Creative 4's enjoyed a special outing to the North Creek Nature Center earlier in October, while the entire class celebrated Halloween with games and sweet treats. Registrations are ongoing as space allows. For more information or to schedule an in-class visit, contact Melanie Maggi at 240-243-2338 or e-mail mmaggi@mvf.org.



photos by Melanie Maggi, Tara O'Shea and Maria Pullifrone

WHETSTONE Afterschool Club

5004.110

Monday through Friday
3:30 to 6 p.m.
Now through Dec. 22

\$5/Day, 20 day minimum

Whetstone Community Center
19140 Brooke Grove Court

www.montgomeryvillage.com

RECREATION

Christmas Tree Lighting



Free and fun for the entire family! Join friends, neighbors, the Montgomery Village Community Band and Santa to kick off the holidays with the Montgomery Village Christmas Tree Lighting. Enjoy festive music, an opportunity to sing along with classic carols and complimentary hot chocolate and treats to celebrate the holiday

season from 6 to 7 p.m. on Wednesday, Nov. 29.

The large evergreen tree is located adjacent to the Village Center on Montgomery Village Avenue, between the parking lot and CVS.

For more information, call 301-948-0110 or visit www.montgomeryvillage.com.



Preschool-age tots learn and make new friends at Creative Discovery

Are you looking for a high quality program for your preschooler? Find out about what some parents have called "the best kept secret in Montgomery Village." This program is everything you are looking for to help your preschooler prepare for kindergarten — this popular and innovative program has served Village tots for over three decades.

The 3-year-old program focuses on socialization, sharing, learning to follow directions and basic skills. The 4-year-old program focuses on language enrichment, numbers, letters and the skills essential to kindergarten success. Creative Discovery is led by experienced, qualified staff.

Three-year-olds meet on Mondays and Wednesdays

from 9 a.m. to noon; 4-year-olds meet on Mondays, Wednesdays and Thursday from 9 a.m. to 1 p.m. Classes meet at Whetstone Community Center, 19140 Brooke Grove Court. Limited openings are still available and payment plan is offered.

For more information or to schedule a visit call Melanie Maggi at 240-243-2338.

the Montgomery Village Community Band
under the direction of Steven Wampler presents

FREE TOYS FOR TOTS

HOLIDAY CONCERT

Lake Marion Community Center, 8821 East Village Avenue

**Sunday, Dec. 10
3 p.m.**

The U.S. Marine Corps Reserves Toys for Tots Program helps less fortunate children throughout the United States experience the joy of Christmas.

Enjoy this outstanding holiday orchestral performance featuring the Montgomery Village Community Band with director Steven Wampler.

Please bring a new unwrapped toy to donate to the U.S. Marines Toys for Tots Foundation.

Join the merry musicians for complimentary refreshments following the show.

Wine & Paint



Friday, Nov. 10 | 7 to 9 p.m.

\$30/Resident

\$36/Non-resident

4019.420

**Stedwick Community Center
10401 Stedwick Road**

www.montgomeryvillage.com

RECREATION

Let's be healthy together!

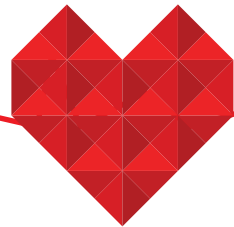
Life Line Screening, a leading provider of community-based preventive health screenings, is pleased to offer a preventive health event at North Creek Community Center, 20125 Arrowhead Road on Wednesday, Dec. 6.

Five screenings will be offered that scan for potential health problems related to: blocked arteries, which is a leading cause of stroke; abdominal aortic aneurysms,

which can lead to a ruptured aorta; hardening of the arteries in the legs, which is a strong predictor of heart disease; atrial fibrillation or irregular heart beat, which is closely tied to stroke risk; and a bone density screening, for men and women, used to assess the risk of osteoporosis.

Register for a Wellness Package which includes four vascular tests and osteoporosis screening from \$149 (\$139 with member discount). All five screenings take 60 to 90 minutes to complete.

There are three ways to register for this event and to receive a \$10 discount off any package priced above \$129. Call toll-free 1-888-653-6441, visit <http://lifelinescreening.com/communitycircle> or text the word "circle" to 797979.



Bang Power Dance

Drop in to this urban-inspired fitness class on Tuesdays from 6:30 to 7:30 p.m. at North Creek Community Center, 20125 Arrowhead Road. BANG! is a fusion of hip-hop,

world dance, boxing, aerobics and body weight training that will take your workout to a new level. This class will inspire you to get fit and move! Drop in for only \$7 class!

For more information or to register, call 301-948-0110 or visit www.montgomeryvillage.com.

Wine & Paint

Join friends and neighbors from 7 to 9 p.m. on Friday, Nov. 10 for another fabulous Wine & Paint night! Great for date nights, girl's nights or just a night to yourself. Participants will be guided step-by-step through this fun and easy painting with acrylics on a stretched canvas—no experience necessary.

The \$30/Resident, \$36/Non-resident price includes all supplies and two glasses of wine; participants must be 21 or older to attend. This Wine & Paint event will be held at Stedwick Community Center, 10401 Stedwick Road. For more information or to register, call 301-948-0110 or visit www.montgomeryvillage.com.



Annual Thanksgiving Morning Workout

Work up a hunger & help the hungry!

All proceeds will be donated to Gaithersburg HELP.

Thursday, Nov. 23
9 to 10:30 a.m.
Lake Marion Community Center
8821 East Village Avenue

Begin your Thanksgiving morning with a 90-minute sampling of Jacki Sorensen's Aerobic Workout and Aerobic Dancing led by fitness instructor Karin Baker.

Cost at the door
\$8/person OR
\$5 w/two non-perishable food donations

BREAKFAST WITH Santa

Saturday, Dec. 9
9 to 10:30 a.m.
North Creek Community Center
20125 Arrowhead Road

Santa will be at North Creek Community Center to share a steaming cup of cocoa and yummy continental breakfast with good boys and girls! Children can also create holiday crafts and visit with Santa. Children, ages 6 months to 8 years old, accompanied by a parent/guardian, can have a photo taken with Santa to keep. Space is limited. Pre-registration is required.

Space is limited. Pre-registration is required. Register online at www.montgomeryvillage.com, at the MVF Office, 10120 Apple Ridge Road or by calling 301-948-0110.

\$12/Resident child
\$17/Non-resident child
\$6/Adult

For more information, contact Melanie Maggi at 240-243-2338, or e-mail mmaggi@mvf.org.

KIDS PAGE



Your ad here!
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to sponsor the
MV Kids Page TODAY!

MV Kids learn about skateboarding

Skateboarding is an action sport which involves riding and performing tricks using a skateboard. Skateboarding can also be considered a recreational activity or a method of transportation. Skateboarding has been shaped and influenced by many skateboarders throughout the years.

In 2016, it was announced that skateboarding will be represented at the 2020 Olympic Games in Tokyo, Japan.

Since the 1970s, skateparks have been constructed specifically for use by skateboarders, Freestyle BMXers, aggressive skaters, and very recently, scooters. However, skateboarding is not allowed in some areas like shopping centers where the activity has damaged curbs, stoneworks, steps, benches, plazas and parks.

Skate Tricks

Early skate tricks had consisted mainly of free-style manoeuvres like riding on only two wheels ("wheelie" or "manual"), spinning only on the back wheels (a "pivot"), high jumping over a bar and landing on the board again, also known as a "hippie jump," or long jumping from one board to another. Another popular trick was the Bertlemann slide, named after Larry

Bertlemann's surfing manoeuvres.

In 1976, skateboarding was transformed by the invention of the ollie by Alan "Ollie" Gelfand. It remained largely a unique Florida trick until the summer of 1978, when Gelfand made his first visit to California. The ollie was adapted to flat ground by Rodney Mullen in 1982. Mullen also invented the "Magic Flip," which was

later renamed the kickflip, as well as many other tricks including, the 360 kickflip. The flat ground ollie allowed skateboarders to perform tricks in mid-air without any more equipment than the skateboard itself, it has formed the basis of many street skating tricks. A recent development in the world of trick skating is the 1080, which was first landed by Tom Schaar in 2012.



Anatomy of a skateboard



Deck Designs



Remember to wear your safety gear!



MV SENIORS

seniors in **action**

Stedwick Community Center, 10401 Stedwick Road

\$20/Resident, \$40/Non-resident

FALL Session
through Dec. 15

No activities Nov. 23 or Nov. 24

MONDAY**Arts and Crafts** 10 a.m. to noon
Various creative projects for all levels.**Pickleball** 10 a.m. to noon
This sport combines tennis, badminton and ping-pong!
Limited equipment available for use.**SiA Social Games** 10:15 a.m. to noon
Games, conversation and refreshments.**Book Club** 10 to 11 a.m.
third Monday each month
Nov. 20: "Ninety Percent of Everything: Inside Shipping"
by Rose George
Dec. 18: "Still Life" by Louise Penny**TUESDAY****Light Cardio Workout** 9 to 10 a.m.
Light weights and resistance bands. Guided by an
interactive exercise video.**Seated Tai Chi** 11:30 a.m. to 12:15 p.m.
Marcy leads the class through the controlled and low
impact movements of Tai Chi.**WEDNESDAY****SiA Social Games** 10 a.m. to 1 p.m.
Games, conversation and refreshments.**THURSDAY****Light Cardio Workout** 9 to 10 a.m.
Light weights and resistance bands. Guided by an
interactive exercise video.**SiA Social Games** 10:15 a.m. to 12:30 p.m.
Games, conversation and refreshments.**Total Body Tune-Up** 11 to 11:45 a.m.
Fun and easy to follow exercise for all fitness levels**FRIDAY****Bingo & Brown Bag Lunch** Noon to 2 p.m.
second Friday each month
Bring a lunch (beverages provided) and play bingo with
friends. Free for members, \$2/Non-member
Next Play Date: Nov. 10*There is something to do*
Monday through Friday
*every day of the week!**A look back...*

SiA members enjoyed a trip to Toby's Dinner Theatre for Dream Girls. New Parks and Facility Assistants Greg Korniloff and Michael Chambers make introductions and the Total Body Tune-up class did some stretching and toning.

Up next...**Lunch Bunch**

The Lunch Bunch crew will meet at the Stedwick Community Center on the second Tuesday of each month after the conclusion of Tai Chi. Please see the flyer on the SiA board for more info!

**Blood Pressure Screenings**

Third Wednesday of each month from 10 to 11 a.m.

Seniors in Action members can take advantage of these free blood pressure screenings offered by Holy Cross Silver Spring.

REGISTRATION

Sign up today at any SiA program, the MVF Office, 10120 Apple Ridge Road, or online at www.montgomeryvillage.com!

The Seniors in Action program offers convenient and affordable activities to seniors 55 years and older, Monday through Friday. For more details on any Seniors in Action activity, contact Alex Alcon at 240-243-2314 or e-mail aalcon@mvf.org.



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Program Leader needed two days a week, 3:15 to 6:15 p.m., to lead daily operation of Whetstone Afterschool Club. Previous experience supervising staff. Previous experience working with children K-5. Other duties as needed. For more information, call Jana Serlo at 240-243-2334 or e-mail jserlo@mvf.org.

To apply, visit www.montgomeryvillage.com. MVF is an Equal Opportunity Employer.

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Wooden high chair and separate plastic booster seat for a chair, both in excellent condition. Call 301-926-2380 in Whetstone.

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Virtual Tour: HomesByAudrey.com

Stunning!



Gaithersburg \$515,900
A Touch of Class!
Lovely colonial in Goshen Estates w/ over \$84K in upgrades & updates. 5 BR, 3.5 BA, & 2-car garage. Updated kitchen w/ stainless steel appliances & granite counters. 2-story FR w/ wood-burning stove insert in FP & sliding glass door to refinished deck. Finished walk-out lower level has recreation room, 5th BR, full BA, & storage room. New concrete driveway. Home Warranty!
Virtual Tour: HomesByAudrey.com

Just Listed!



Laytonsville \$624,900
Pride of Ownership!
Custom built colonial in Goshen Estates has 5 BR, 3.5 BA, & 2-car garage. Over 118K in upgrades & updates. Updated kitchen has solid wood cherry cabinetry, granite counters, & porcelain tile floor. Main level 5th BR & full BA. 3 FPs & 2-zoned hybrid heating systems. Finished walk-out lower level has a recreation room, powder room, & storage room. Deck & Patio back to small creek. Home Warranty!
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3 BR, 2.5 BA Townhouse – Major renovations throughout. Walkout basement. Desirable cul-de-sac location. New kitchen, new carpet, fresh paint. Watch for this updated townhome.

Under Contract



DORSEY'S REGARD \$335,000

Beautifully renovated end unit TH with fabulous view of lake from master BR, kitchen, dining room and recreation room. Walkout basement, 4 BR, 3.5 BA, all new floors. Master bath has granite double vanity, new mirrors and lights – master BR has oversized walk-in closet – 4 new sliding glass doors + new front door – brand new wet bar + full bath in walkout basement – fenced backyard.



KENTLANDS CONDO \$259,000

BEING SOLD AS A SHORT SALE!

Beautiful 2nd floor 3 BR, 2 FBA condo located in Kentlands Ridge. New carpet, paint, appliances, granite counters and windows. LR fireplace.

Sold



PLEASANT RIDGE \$499,000

5 BR, 2 FB, 2 HB SFH – new HVAC, new carpet, renovated kitchen with stainless steel and granite, updated baths, gleaming hardwood floors, amazing 2-level deck, large yard with lovely landscaping.



MCKENDREE \$210,000

Brick end unit TH with 3 BR, 2.5 BA, all new carpet, new windows & front door. All fresh paint, new lighting, updated baths with ceramic tile, new vanities & fixtures. Fenced yard with paver patio.



PARTRIDGE PLACE \$265,000

Lovely big townhouse with finished walkout basement – 3 BR, 2.5 BA, hardwood floors, new carpet, fresh paint, updates throughout – large eat-in kitchen – separate dining room – backs to woods.



THE POINTS \$410,000

Sure to please SFH on quiet cul-de-sac – 5 BR, 3.5 BA, finished basement with full bath – updated baths, refinished hardwood floors, new carpet, renovated kitchen, vinyl siding, new fixtures/lighting.



KENSINGTON \$606,000

Beautiful 5 BR, 3.5 BA SFH w/1st floor master suite, hwd. floors, 2 fireplaces – master bath w/designer tile, slipper tub, walk-in shower, double vanities – open kitchen w/granite counters, bay window.



THE HEIGHTS \$367,000

SFH w/2-car garage & fenced yard – sunroom addition, table space kitchen w/new dishwasher – 4 BR, 2.5 BA, separate DR, LR, FR w/fireplace, hardwood floors, ceiling fans. Great value!



EAST VILLAGE \$349,000

Stunning garage 3 BR, 2 FBA, 2 HBA TH. Renovated kitchen w/new stainless steel appliances – wood floors, new carpet, ceramic tile – Fireplace, finished w/o basement – deck, fenced backyard.



COLLINGWOOD/GOSHEN ESTATES \$559,000

Stunning Toll Bros 4 BR, 2.5 BA SFH w/1st floor office – treed lot on cul-de-sac, hardwood floors, upgraded kitchen w/center island, stainless appliances.

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